

Husband: **WILLIAM FRAMPTON**

Bapt: 19 March 1644 *Bristol, England*
 Married: 27 July 1680 *Newport, Rhode Island*
 Died: 9 September 1686 *Philadelphia, Philadelphia County, Pennsylvania*
 Buried: *Friends' Burial Ground, Arch Street, Philadelphia*

Father: *THOMAS FRAMPTON (5 February 1618 - ?)*
 Mother: *ELIZABETH JAY*

Wife: **ELIZABETH POTTER**

Born: 1652 *Newport, Rhode Island*
 Died: 1711 *Burlington, Burlington County, New Jersey*
 Buried:

Father: THOMAS POTTER
 Mother: ANN FERN WAINWRIGHT

Issue:	Born:	Place:
1) ELIZABETH FRAMPTON	26 July 1681	New York County, New York
2) THOMAS POTTER FRAMPTON	1683	Philadelphia, Philadelphia Co, PA
3) SARAH FRAMPTON	1 November 1684	Philadelphia, Philadelphia Co, PA

ELIZABETH led a fascinating life. She seems to have been an equal partner in their marriage though that is not evident at first. Married three times, she was quite involved in the Society of Friends from her native Rhode Island to Flushing, Philadelphia, and Burlington. She, like WILLIAM, had her own take on what it meant to be a Quaker, finding, for instance, that their prohibition on alcoholic beverages was better when selectively applied. Not only was she an integral part of Philadelphia's first brewery but she became a tavern keeper herself. Her tavern on Broad Street in Burlington became one of infamy when she condoned a secret marriage between a prisoner suspected of being a pirate and the daughter of a prominent jurist. The County Sheriff had been forced by the protests of the Quakers to allow his prisoner to stay at her tavern rather than in jail. The pirate married his sweetheart in the tavern after which ELIZABETH offered them the use of a bed. As a result, she lost the tavern and paid a steep penalty. Some believe her surname was PORTER but offer no record that shows WILLIAM FRAMPTON marrying ELIZABETH PORTER; the one below is unmistakably written as POTTER.

WILLIAM'S 42 years were rich and full. He was instrumental to the growth of the Society of Friends in New York and Pennsylvania through financial donations and by assisting those spreading the word through the Caribbean; he associated with society's upper class whether that be the Mayor of New York or the proprietor of Pennsylvania; he was wealthy though the source of that wealth is not known; he built the first brewery and the first bakery in Penn's colony; he had successful mercantile businesses in New York and Philadelphia; he built one of the first docks on the Delaware River from where he ran his import/export business; he sat on the Provincial Council and was commissioned as Register General of Pennsylvania and a judge on the Philadelphia Court; and he was one of the earliest believers in WILLIAM PENN'S dream of his new Province as an enlightened, safe, liberal, and profitable experiment.

First, many familiar with WILLIAM will do a double-take when reading the above date of death. It has been usually said to have been on 9 July, not 9 September. A thorough analysis of available records has led me to the conclusion that, at some past point in time, 7th Month and/or 7ber was misidentified as being the month of *July* when, in fact it was September until the 1750s. Two primary sources, the Minutes of the Provincial Council and WILLIAM MARKHAM's letters to WILLIAM PENN plus a secondary source, GARY NASH writing in 1930, all support the September date. This will be elaborated later in this biography.

The frame of what follows is built around J.S. WRIGHTNOUR's seminal work The FRAMPTON Family published in 1916. Well documented, well researched and well written, this work provides the foundation from which this story is built. Recently a researcher has documented the accuracy of WRIGHTNOUR's work and this work has benefitted too as a mistake I had found in his work, upon investigation, was a mistake ... in my work. With the twinned goals of third-party confirmation of the books accuracy plus additions to that body of knowledge being successfully met, the researcher shares the findings on their website. Not only did WRIGHTNOUR's research prove to be accurate but analysis of the information shows little evidence of skewing the facts in support of one ideology ... with one glaring exception. Unfortunately, due to the nature of the omission and knowing the sources WRIGHTNOUR used, there is no escaping the conclusion that the information was in his hands and he actively suppressed it. But this blot on WRIGHTNOUR does not lessen the validity of what he has presented one bit; it speaks to a time and subject that still creates disunity today and I, for one, freely admit to more than one sleepless nights. Sharing this one piece of information will elicit an uproar and defensive posturing, of that I have no doubt. But history is like that – messy, unpredictable, enlightening, and irritating. All statements of fact hereunder that do not have a citation are to be considered as having come from The FRAMPTON Family. With this work being so well documented with sources running into the hundreds, this work seemed destined to be a Cliff's Notes version; how wrong that supposition was. Not only have facts been found that have heretofore been missed or ignored, those new finds number in the hundreds and it behoofs everyone to check all resources for it was through the doing of that process that led the way to new discoveries (and the word behoof). WRIGHTNOUR is correct when he states that all descendants of WILLIAM and ELIZABETH meet the criteria for membership in the National Society, Sons of the American Colonists or the Daughters of the American Colonists.¹ Descendants are also eligible for membership in the General Society of Colonial Wars.

Significantly, WRIGHTNOUR is quite possibly the first person to associate a mullet with Philadelphia, an association with a long and colorful history. The English origins of WILLIAM have been pretty much accepted as fact though questions remain. There could be a clue in his nuncupative Will; it has a seal attached with the image of a *demi-griffin*, but that seal belonged to a witness. WRIGHTNOUR found two FRAMPTON Arms in FAIRBAIRN'S Family Crests – one for *FRAMPTON of Dorset* with a greyhound and another for *FRAMPTON sans* locale described as a *griffin holding a mullet* (WRIGHTNOUR left the mullet out of his work), actually the description is a *griffin holding a mullet*, or star, *between its claws*. We just need to find out if WILLIAM, or his seal, had a mullet.



Several armorials were checked and FAIRBAIRNS is the only one with a demi-griffin on a FRAMPTON Arms. BURKE'S and PAPWORTH'S armorials have several but none with a demi-griffin; the locations given were Buckland and Upland, both in Dorset, and several in Gloucester.² What, if any, significance this has is open for conjecture but the absence of the demi-griffin in the more widely-

accepted Armorial does raise questions of authenticity. Subsequent research by this author has uncovered a completely different arms that were claimed by his supposed relatives. These are described in the JOHN FRAMPTON and ELIZABETH WILLOUGHBY biography. There is a wholly separate Frampton family of Bristol who were successful merchants and this seems more promising. Many believe WILLIAM was baptized on the day he was born at Cattistock parish in Dorset however there was a long history of the FRAMPTON family in Dorset and WILLIAM is not an uncommon name. Other locales for his birth include Kent, Surrey, and London which all originate with advertisements for unclaimed money once held in the Court of Chancery. Some go for the more exotic with him possibly being *the son of WILLIAM and ELIZABETH who lived on Antigua*.³ The island was one of a handful of destinations many Quakers chose to escape persecution in England. In the colonies, Rhode Island and Long Island were the early destinations with colonists from both places setting up formal Associations for moving to the Jersey colonies (recall there were two at the time). Some have added a second daughter named ELIZABETH who was born in New York in 1683 which makes little sense unless she was a twin to HANNAH or THOMAS. My thoughts on this are detailed later when a possible answer is presented.

COLONIAL ENTERPRISES I: NEW YORK

The ship that brought WILLIAM to the colonies remains to be discovered but, in all likelihood, he arrived in the mid-1670s. The first known proof of his presence is dated 18 September 1678 when he witnessed the signing of an agreement in New York concerning the division of a piece of land. No less a figure than the Mayor of New York, STEVANUS VAN CORTLANDT, certified that WILLIAM had appeared before him in person and *attested the signatures*. One cannot ask for much more proof than this to establish his presence in New York City. The attorneys for one party to the agreement were JOHN BOWNE, the Quaker from Flushing, and ROBERT STORY of

New York who will resurface a bit later. The next proof of WILLIAM's presence in New York is dated 27 November 1678 when he witnessed the marriage of GEORGE MASTERS and MARY WILLIS at the Flushing Monthly Meeting. That said, there is a document that, though indirect evidence, could place him in the colony more than a year earlier which is discussed in the following paragraph.

The Quarterly Meeting at Gravesend issued a clearance for him to marry *E.P.* on 27 June 1680. The identity of *E.P.* remained an unknown for a long time. That

proverbial brick wall came tumbling down in Atlantic City, New Jersey when one ANNA GRIER found the following entry in Records of Friends' Marriages in Rhode Island: *married at Newport on 27 July 1680, WILLIAM FRAMPTON and ELIZABETH POTTER*. The actual certificate has only recently been found; it states:

This is to certifie the truth to all people that WILLIAM FRAMPTON of the cytie of New Yorke and ELIZABETH POTTER of the towne of Newport on Rhod Iland having intentions of marriage according to the ordinance of God and his goyning did lay it before the men and womens meeting before whome their marriage was provinded and then the meeting desiered them to wait for a time and so they querying betwixt the time so the matter coming the second time before the men and womens meetings all things being cleer and they being published acording to the law of this coloney a meeting was ajointed for the purpose at the above sayd towne of Newport wher they tooke one another in the presence of God and in the presence of us heerunder written according to the law of God and the Pradise of the holy men of God in the scriptures of trueth they promising before God and his People to live faithfully together man and wife untill death seperate them according to Gods honorable marriage they then setting both their hands unto it in Rhod Iland the 27⁵ 1680.⁴

In a rather strange coincidence, or perhaps not, on the very same page as the above certification, there is found the following entry concerning ELIZABETH:

To all our dear and most beloved Friends, whome this may concern, that this bearer ELIZABETH POTTER, who for some time lived and continued with ROBERT STORY at New yorke, who was faithfull and diligent in her place as becometh truth, and by mutuall consent and agreement, each from other, parted and being at her freedom and liberty clear in all matters or things, either in respect of any promis or ingagements to any person or persons, in points of marrage or otherwise, soe farr as we doe know or understand, theirfore, we thus certifie in her behalph as above s'd.

At a Quarterly meeting at fflushing upon Long Island this 26th day of ye 6th mo. 1677.

The first record above, of the 1680 marriage was signed by 12 members, the minimum required by law in some provinces. The date of the Clearance to Marry was three years earlier though it appeared on the same page in the Minutes; it may mean this entry was a copy of one made earlier. Many have misinterpreted the Clearance, possibly due to ignorance of the standard verbiage employed for such Certificates. Some have assumed that ROBERT STORY and ELIZABETH POTTER had an intimate relationship based on the phrase *being at her freedom and liberty* while ignoring or not comprehending its context. WRIGHTNOUR posits the following scenario: ELIZABETH met WILLIAM while living in New York with ROBERT STORY and his wife PATIENCE, and they decided to marry. ELIZABETH had the forethought to have this certificate entered into the records before she returned to Rhode Island. He thinks they were related but offers nothing in the way of evidence to support this statement. Once their intention to marry was announced in the Newport (Rhode Island) Meeting, the Women's Meeting conducted an investigation to establish that she was eligible to marry WILLIAM, *i.e.*, *at her freedom and liberty clear in all matters*. This could be as simple as obtaining a letter of consent to marry from a parent or, as ELIZABETH had lived away from home, presenting a statement of clearance. She would have known that such a clearance was a prerequisite and better to have it done and on file now rather than trying to obtain one several years and many miles away from the time in question (meaning this one was needed whether WILLIAM was in her life or not). If WRIGHTNOUR is correct, it places WILLIAM in New York no later than mid-1677, over a year earlier than the proof already given. There are other indications that point to him coming to the New World with the express purpose of assisting WILLIAM PENN in his creation of Pennsylvania.

WILLIAM was named as an executor for the estate of ROBERT STORY in his last Will and Testament; ROBERT died in December 1683. WILLIAM also signed the inventory of the estate. ROBERT'S widow PATIENCE remarried in Flushing, and WILLIAM and ELIZABETH signed the certificate of clearness to marry for THOMAS LLOYD of Philadelphia at the Philadelphia Quarterly meeting on 2 December 1684. THOMAS held many positions under WILLIAM PENN: deputy governor, Keeper of the Seal, Master of the Rolls, member of the Board of Property, and was the current President of the Proprietary Council when he married. Despite moving to New York after the marriage he remained the Council President and, simultaneously, continued the extensive mercantile interest that PATIENCE'S first husband had created. WILLIAM was splitting his time between New York and Philadelphia. Their continued involvement in PATIENCE'S life helps to dispel the misinformation that is repeated on genealogy websites constantly regarding the nature of ELIZABETH and ROBERT'S relationship.



They lived in a house they owned on the north side of Pearl Street which was either on the Strand between the *heere Gracht* (canal; now Broad) and Whitehall (now South Broadway) or on Schreyer's Hook south of the Fort (between Broadway and State). Note that another ancestor, ANTHONY JANSEN VAN SALÉ lived on what is marked as Stone Street, one block from Pearl, until his death in 1676 and his widow METJE was still living there 10 years later.⁵ They also owned property on New Street. While in New York WILLIAM was described as being

prominent, influential and apparently wealthy member in the Friends Meeting there. That is an understatement for the first mention of a Meeting being established in the city of New York is found in the Minutes of the Oyster Bay Meeting on 12 October 1681 when WILLIAM FRAMPTON and WILLIAM RICHARDSON are instructed to purchase a plot of ground and the timber to build a Meeting House to which an additional piece of land for a burying ground was added the following year. His name is found throughout the Oyster Bay Minutes over the next few years, including several mentions after he moved to Philadelphia, such as the £10 (about \$2,400 today) he contributed to a subscription noted on 14 October 1684.

In 1681 he assisted with the inventory of goods found in the house of THOMAS PALMER who was *cast away* and drowned at the Hellgate in the East River on the 20th of August. On 29 September 1683 WILLIAM'S name appears on the *Role of Freeman* of New York allowing him to carry on a business or trade within the city, having paid the annual £3.12 (\$725.00) fee.⁶ While in New York he was frequently found working with PHILIP RICHARDS on a project or goal. PHILIP was his brother-in-law, being the husband of ELIZABETH'S sister MARY POTTER. He had set up a successful mercantile business in a relatively short period but his readiness to seemingly abandon it and relocate to some patch of woods on the west bank of the Delaware, Philadelphia at that time only existed in the imagination, makes little sense. It is more likely that he set up the New York business as a springboard to Philadelphia and was, in fact, expanding his New York-based business which had been the plan all along.

PENN's father, the Admiral SIR WILLIAM PENN, died in 1670 and from the son's involvement in settling the affairs of the first Quaker colony, West New Jersey, the concept of his own Quaker colony was born. Over the decade of the 1670s the details slowly came together, the end result being the charter of CHARLES II creating Pennsylvania was signed on 4 March 1681 (see [Appendix 1](#)). In return, all or part (depending on the source) of CHARLES's £16,000 debt to the Admiral was retired. This approximately \$3.8 m debt (January 2019 equivalent) was incurred when CHARLES borrowed this sum from the Admiral during his bid to recover the throne. The tract of land granted to PENN had been included in CHARLES's earlier grant of New York to his brother JAMES, DUKE OF YORK AND ALBANY, but the latter acquiesced to the King's wishes. This grant left JAMES, or so he claimed, with a tiny parcel of New York colony stranded west of colonial Maryland and south of PENN's colony. Known as the Lower Counties, New Castle, Whore Kill and Saint Jones are known to us as the State of Delaware. Sources diverge here with some maintaining that CHARLES II held the counties and had appointed JAMES to govern them while others claim they were part of the New York patent. What is certain is that they were excluded in the charter creating Pennsylvania. Some claim that CHARLES II issued a second charter to PENN in 1682 which gave him the Lower Counties in exchange for retiring what remained of his debt but evidence of that is lacking and the existence of a later deed from CHARLES to JAMES makes this unlikely. Others point to the DUKE OF YORK's grant transferring the Lower Counties to PENN on 24 August 1682. The issue has never been settled as it has been rightfully pointed out that JAMES may not have ever had a valid claim to the Lower Counties since the area is not included within the boundaries of the Province of New York and, as one can not transfer that which he does not own, the 1682 grant was never valid, standing as yet one more example of JAMES's hubris. JAMES was known for overstating both his authority and the extent of his territories so this may very well be accurate. CHARLES did execute a deed which transferred the Lower Counties to JAMES on 22 March 1683.⁷ Displaying a bit of hubris himself, PENN had annexed the three Lower Counties to Pennsylvania on 18 November 1682, or rather, the first General Assembly did when it met on that date in Upland, later Chester, in Chester County (now Delaware County) 4 months before CHARLES's deed of 1683. That Assembly included newly elected members from the 3 Lower Counties and the 3 Upper Counties of Pennsylvania proper, which placed them under the terms of that province's charter. Because of their extraterritorial status, relative to the Pennsylvania described in the 1681 charter, it is possible to view the Lower Counties as a colony of the province. He never bothered to consult with the established legislature which met at New Castle on the matter, much to their consternation and chagrin. Around this time, again sources diverge, Saint Jones County was renamed Kent while Whore Kill (from the Dutch Hoerkill) became Sussex County with slight border alterations.

So how does this come together to indicate an early association with PENN? Penn needed investors in his new venture, investors with deep pockets and those were not to be found in large numbers in the New World but in England, Wales, and Ireland ... and Germany as it turns out. These investors, in turn, needed land agents to cross the Atlantic and stake their claim to the land. One of these investors was JOHN BRICKLOW who obtained a warrant for 1,000 acres on 21 February 1682 (the warrant has the year as 1681 which was the old style in effect until the 1750s). WILLIAM FRAMPTON obtained a 1,000-acre warrant on the *Elizabeth Lot* in Kent County three days later.⁸ The dating of these two transactions is interesting insomuch as the warrants were issued by PENN for land in an area he had absolutely no claim to and he used the name Kent County. It is difficult to fathom just how WILLIAM could become involved with this highly

speculative venture without having some sort of relationship with PENN already established. WILLIAM, as will be seen, acted as the Philadelphia agent of the Bristol-based Charles Jones Junior & Company. Father and son, along with several other merchants got caught in 1691 trying to sneak a cargo of tobacco and *Cocoa Nutts* in cahoots with customs officials at Bristol by declaring it as *Indigo*, undoubtedly to save on import/export duties. The fine levied was £2,508 3s 6d for their offences and the customs officers involved were fined and imprisoned as well as being put in the pillory.⁹ CHARLES JONES JUNIOR was related to PENN through marriage, his son WILLIAM, who was born in Bristol, married JONES'S daughter MARY, but that did not occur until 1699. JONES and PENN must have been close enough in age for them to have had a business relationship and, assuming this predated the 1699 union of the two families through marriage, it is possible that WILLIAM FRAMPTON was recommended by PENN to be the company agent, possibly in New York and definitely in Pennsylvania. The BRICKLOW warrant is integral to our story as it was WILLIAM FRAMPTON who acted as his agent for getting the warrant or securing the patent, or both. Two patents were issued in 1684 for these two warrants, WILLIAM'S on 12 June and BRICKLOW'S on 29 July.

Warrants grant the right to assume ownership of a certain amount of land, in this instance WILLIAM received a *warrant* for 1,000 acres in Kent County. *Patents* describe the location of the all or part of the total acreage in a warrant such that one can have two patents of 500 acres each for one 1,000-acre warrant. Again, in this instance, WILLIAM received a *patent* for 1,000 acres on the *Elizabeth lot* in Kent County – more specific but you still can't point to the ground and say *this is where my land ends*. *Surveys* usually follow a patent and provide an exact description of the borders of the patent, e.g. *from a stake in the ground on the north side of Independence Avenue heading north 75 degrees west for 150 feet, thence on a heading of north 15 degrees west for 75 feet*, and so. Surveys also describe the land with *wooded, pasture, salt marsh, and meadow* commonly appearing. A survey is usually requested through a *warrant for survey* and the results are reported as a *return of survey*. In WILLIAM'S case, no survey has been found to date for the 1,000-acre patent; that a survey was never done may be the reason no deed has been found. Surveys were completed and filed one time and all later deeds for the property referred back to the original survey. A new survey was required if the property was split into smaller parcels and/or on the occasion of a survey being faulty – a much more common occurrence than one would imagine. Most deeds that I have plotted using the directions found in the deed have a 3 to 10% error such that a parcel of *100 acres* may actually contain 90, or maybe 110, acres. It's has also been found that the directions as stated are wrong with the end point being a mile from the starting point. A resurvey will correct the borders, the acreage, or both. *Deeds* are issued once the survey has been returned and it is this document that transfers ownership of the land. In contrast, while a patent ends the previous owner's claims on and responsibilities for the property, such as paying quit-rents and taxes, they are only transferred to the new the patent holder, the *patentee*, when a deed is issued ... or they did not in colonial times. Clever land owners took advantage of the loophole created and avoided paying taxes and quit-rents by obtaining a patent for a parcel of land but did not get a deed until they sold the property.

On 15 May 1684 WILLIAM and ELIZABETH sold the New Street property to DANIEL BUTTS for £13.10 (about \$3,150.00 in January 2019). WILLIAM had bought this lot a block east of Broadway at Wall Street some time before from ALEXANDER FARLEY. FARLEY had bought a different property from WILLIAM on 17 October 1681.¹⁰

COLONIAL ENTERPRISES II: PHILADELPHIA IN PENN'S COLONY

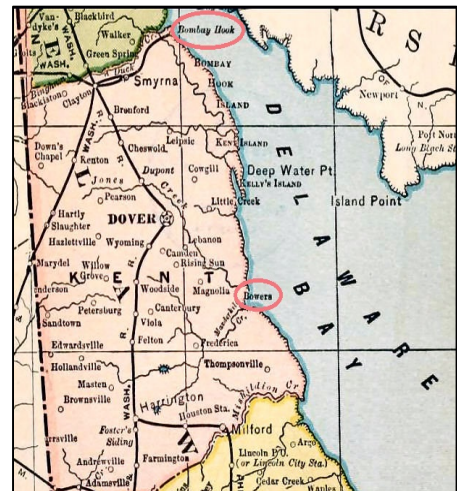
WILLIAM PENN received powers unique in colonial America – he had the authority to write and enforce all laws for the colonists and those laws did not have to conform to English law though they could not explicitly violate English law. The monarch could, and did, unilaterally repeal any law at any time for any, or no, reason. Parliament could disallow laws and the Lords Council on Trade could reject laws as well. The English government could not act in an official capacity in the Province and, in this way, Pennsylvania differed from the other colonial adventures. To illustrate its impact, no Admiralty Court could be set up in Philadelphia hence acts of piracy, which were under the jurisdiction of the Admiralty, could not be prosecuted in the colony. By enacting colonial laws that limited the extradition of prisoners, pirates had a safe haven.

Appendix 2 is a list of all the land transaction records indexed by the State under Pennsylvania Land Records concerning WILLIAM and ELIZABETH FRAMPTON. Some additions from other sources have been added to make the list more complete yet much needs to be uncovered. WILLIAM FRAMPTON'S earliest documented appearance in Philadelphia dates to 12th 11th Mo., 1683, or 12 January 1684, with his submission of a bill to the Provincial Council for tobacco and a variety of food stuffs in the amount of £379.5. As already mentioned, his involvement with the province goes back 1681 by his presence is not documented until that bill was submitted. In following month, on y^e 20th 12th Mo., 1683 (o.s.) that is 20 February 1684 n(ew) s(tyle), the Council appointed him to be one of the administrators for the estate of JONATHON VAN BURSON. These may have been preceded by some property deeds which will be explored in detail.

REAL ESTATE – KENT COUNTY

Before launching into Philadelphia, we'll take a trip south and finish up our wanderings in Kent County. To reiterate: WILLIAM got a warrant for a thousand acres in Kent County on 24 February 1682, 6 months before PENN took possession of it. A patent was issued for a thousand acres in the *Elizabeth lot* in Kent County on 12 June 1684. To date no survey or deed has been found in reference to this patent. At the same time he acted as JOHN BRICKLOW'S agent for a thousand acre tract which was warranted on 21 February 1682 and patented on 29 July 1684; nothing more is known on this tract. BRICKLOW was a member of the General Assembly for Kent County in 1683, 1685 – 1688, 1693 – 1694, and 1700 - 1704. There are two colonial deeds on file in Delaware that concern WILLIAM. The first, dated 16

March 1685 has WILLIAM BERRY of Kent County and administrator of the Estate of EDMOND WARNER, late of said county selling a 450-acre with a water mill to WILLIAM FRAMPTON of Philadelphia, merchant for £130. The plantation was known by the name *Whitwell's Delight* and was right on the bay at Mulberry Point where the Saint Jones Creek, now Dover River, entered the bay. The tract was south of the creek running a little over 400 feet along the bay from which point the boundary headed inland to Mother Creek, following the creeks course for just under a mile before crossing land again to Mill Creek and following that until it joined Dover Creek thereafter following its course until returning to Mulberry Point. *Whitwell's Delight* recalls the first settler to take up land in the South Murderkill Hundred, FRANCIS WHITWELL under a 1675 warrant from the New York GOVERNOR EDMUND ANDROS. The tract lies between the Dover River and Murderkill Creek and is now the site of Bowers Beach. In the History of the State of



Delaware it says that WHITWELL *assigned* the tract to WILLIAM in 1685, followed by a patent dated 5 January 1685 wherein the tract is called *Dover Peere*. There is a record of a warrant being issued on 5 February 1685 and a patent on 1 June 1686 for 1,374 acres, significantly more than the 450 in the preceding BERRY patent.¹¹ A Warrant for a *resurvey* was issued by the *Commissioners at Philadelphia* to WILLIAM for a tract in *the County of Kent on the Delaware* on 5 January 1685 (presumably *o.s.*).¹² WHITWELL was a member of the General Assembly for Kent County in 1682. After WILLIAM died, *Dover Peere* was sold to WILLIAM BASSNET by *the executors, i.e.,* his widow ELIZABETH with approval of the overseers. JOHN BOWERS bought 320 acres of the tract at Mulberry Point in 1734 and that became the genesis of Bowers Beach today:

*The first tract of land in South Murderkill Hundred to be settled was "Whitwell's Delight," located and taken up by FRANCIS WHITWELL under warrant from GOVERNOR EDMUND ANDROS in 1675. It comprised the tract lying between the Dover river and Murderkill creek and is now known as Bowers' Beach. This tract was assigned by WHITWELL, in 1685, to WILLIAM FRAMPTON and patented to him January 5, 1686, as "Dover Peere." It contained one thousand three hundred and seventy-four acres. FRAMPTON did an extensive business in the Hundred from 1683 to 1686. Upon his death in 1686, his executors sold the property to WILLIAM BASSETT. This strip of land was opposite "Towne Point" where the county courts were held at the time of his residence in this Hundred. "Dover Peere" had descended to JOSEPH BOOTH, who, on August 2, 1750, sold the tract to BENJAMIN CHEW.*¹³

WILLIAM also owned land in Duck Creek Hundred between Bombay Hook and Smyrna but documentation has yet to be located. Duck Creek Hundred is at the northern end of the county, bordering on New Castle County. On 24 April 1687, according to History, WILLIAM surveyed a strip called *Bear Garden* to his daughter ELIZABETH. Somewhat unlikely as he has been dead for 7 months already; perhaps that was the date the survey was returned. ELIZABETH is said to have already owned *Whittwell's Chance*, an otherwise unidentified tract of land, at the time. Bombay Hook is now a designated National Wildlife Refuge.¹⁴

The second deed on file sheds some light on what WILLIAM was up to in Kent County. On 20 April 1686 JOHN BRIGGS, a planter along Dover River in Kent County, sold to WILLIAM FRAMPTON, a merchant from Philadelphia, 450 acres of land and 40 acres of marsh on the bay, north of Dover River, known as *Kingston-upon-Hull*. This tract was on the opposite bank of Dover River from *Whittwell's Delight/Dover Peere*. BRIGGS wanted payment as follows: *three score thousand pounds of marketable tobacco with casque to contain*. A score equals twenty, ergo three score equals sixty - sixty thousand pounds of tobacco is on the following schedule:

- 14,000 pounds on the 10th day of April *next* (1687);
- 15,000 more on or before the 10th of April 1688;
- 15,000 more on or before the 10th of April 1689.

This left 16,000 pounds with no direction for delivery. Beyond this, WILLIAM was to *reserve* 21,000 pounds from the 44,000 pounds listed and transport it to the *way house in New York* on the schedule found in a mortgage given by BRIGGS on 5 October 1680. The original holder of the mortgage, JOHN SHACKABY, had died and it passed to CORNELIUS SHINWICK, a New York City merchant, and the administrator of SHACKABY'S estate. JOHN BRIGGS retained the right of full repossession of *Kingston-upon-Hull* for failure to adhere to the terms and, in the event of such a failure, there was no recourse for compensation already delivered and no option to repurchase

under the terms in this deed of sale. You can well imagine what happened since WILLIAM died 5 months later. *Kingston-upon-Hull* was repossessed on 24 February 1689, rather late when considering that none, possibly one, of the tobacco payments had been made.¹⁵ BRIGGS was a member of the General Assembly for Kent County in 1682 – 1685.

Tobacco was, and remains, a labor intensive crop and states that grew lots of tobacco required lots of workers and the most economically viable worker was the one that was not paid and could not leave – slaves. This explains why Delaware had more slaves per area than any other colony.

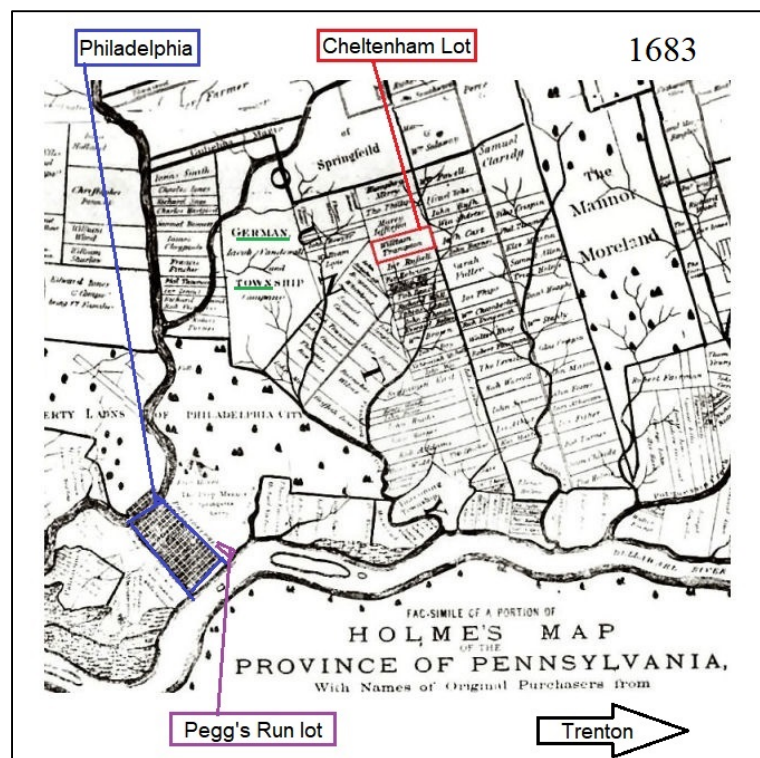
REAL ESTATE – CHELTENHAM TOWNSHIP, PHILADELPHIA COUNTY

SAMUEL RICHARDSON, the holder of a right to at least 1500 acres that was part of the 5000 acres held by WILLIAM BOWMAN and then his son THOMAS BOWMAN, transferred his right to 1500 acres to WILLIAM FRAMPTON. The grant by indenture was not executed until 5 July 1686 but the actual transfer came years earlier. Three years earlier to be exact; WILLIAM took up 500 acres under this right on 13 January 1683 in the Township of Cheltenham which was confirmed by a grant from PENN dated 19 March 1683.¹⁶ WILLIAM is named as one of the fifteen original founders of the township. The two purchases, Kent and Cheltenham, allowed WILLIAM to have two city lots marked off for him as PENN became anxious to develop the town and relaxed the most stringent requirements somewhat.¹⁷ Since 1784 Cheltenham Township has been in Montgomery County; it has always been defined on the south by Tookany Creek, across which lies the defunct Bristol Township of Philadelphia County. This proximity accounts for the various names being used when referring to this tract; PENN calls it *Bristoll Friends up Tokony* in his grant. Survey number 789 was returned for this tract on 15 July 1684.¹⁸ The tract was rectangular, measuring 1.5 miles on the long side and 0.5 on the short; it bordered JOHN RUSSELL'S land. The tract was east of GULIELMA MARIA PENN'S manor of Springfield, south of NICHOLAS MORE'S Moreland Manor and township, and north of Germantown in what would become Bristol Township.¹⁹ GULIELMA could have been either PENN'S wife or daughter as they shared the same name. Some writers have concluded that all of these 15 original founders were part of the First Purchasers group; WILLIAM is found in the *Original Purchasers* Register but he is not named in some lists of First Purchasers while he does appear as a *First Purchaser* on PENN'S *An Account of the Lands* work reprinted in Egle's *Draughts of the Proprietary Manors in the Province of Pennsylvania*.²⁰ The remaining right to 1,000 acres from the original warrant for 1,500 was transferred to WILLIAM BUDD by WILLIAM FRAMPTON in payment of a debt.

Subsequent ownership of these 500 acres was disputed for over a hundred years. One side claimed ownership by the following means: the tract was inherited by their son THOMAS FRAMPTON who sold it to ABRAHAM BICKLEY for £300 by a deed of conveyance signed on 1 & 2 March 1712 which conveyed *all his lands, lotts, &c in Pensilv'a, Jersey, or elsewhere in America*. The deeds were recorded on 12 and 17 March 1713; while one concerns a property in the city of Philadelphia as detailed subsequently, the other one could include this tract. There were no bequests made in WILLIAM'S last Will and Testament regarding this, or any, property. Any claim of ownership by THOMAS would need to be backed up by a deed, except where it concerns inheritance laws. As the widow, ELIZABETH had the dower right to a third of the estate while the remainder was for the benefit of the deceased's children but transferred to the eldest by deed with the understanding that he, in so doing, accepted the responsibility of compensating his siblings. This law of primogeniture protected land from being broken down into smaller and smaller parcels as it passed from one generation to the next, which would decrease the ability to maintain the landed aristocracy.

Countering the preceding was the argument that this tract was listed as one of four properties sold by ELIZABETH to her brother-in-law PHILIP RICHARDS for £247 by a deed signed 23 November 1693. BICKLEY began pressing his claim to the land before the Board of Property on 29 February 1719 after presenting a deed from the heirs of WILLIAM FRAMPTON bearing the date *10 September 1718*. The quit-claim deed is actually dated 12 March 1712 (12th 1st mo. 1712) the same date that the first of two sales to BICKLEY by THOMAS FRAMPTON was recorded.²¹ ABRAHAM BICKLEY may have actually been related to ELIZABETH. ABRAHAM BICKLEY married ELIZABETH GARDINER, the daughter of THOMAS GARDINER in

1695 as recorded in the Minutes of the Rancocas-Burlington Meeting. Assuming this is the same THOMAS GARDINER, and no other with this name appears in the area at this time, then ABRAHAM was married to ELIZABETH'S step-daughter. Definitely not an heir-at-law but someone who may have learned of the property in question and convinced the rest to sign over any claim to the property so he could pursue the matter in Philadelphia. ABRAHAM BICKLEY bequeathed the land in Pennsylvania *formerly belonging to WILLIAM FRAMPTON* to an heir in his Will dated 13 October 1725.²² However, an extract of that Will gives the wording of the bequest as a *lot near the center of Philadelphia, bought by Wm. FRAMPTON of PHILIPP RUSSELL* which is either the Town Wharf or their home lot on Front Street, but definitely not the 500-acre Cheltenham tract; a search for any land transactions between WILLIAM and PHILIPP RUSSELL has not uncovered any such transfers.²³ The BICKLEY heir or heirs continued to press their claim with the dispute



appears in the minutes of the Board of Property on 26 February 1766 and 13 October 1791.²⁴ A second land dispute concerning land rights allegedly belonging to WILLIAM FRAMPTON appears in the Board of Property records in 1792. A Special Meeting of the Board of Property on 29 June centers on the case of *Messrs. PENNS v STEPHEN SHEWELL and CHARLES HURST* over 5,000 acres appropriated by the PENNS for their own use by Warrant dated 23 October 1768 in *Shamokin Susquehanna and Lands thereabout including the old fort called Augusta...* SHEWELL and HURST are claiming the right to 500 acres based on the unexercised right to 500 acres in a Warrant that WILLIAM received.²⁵ The specific Warrant on which they base their claim is not mentioned at this meeting or at two earlier Board meetings where the dispute was a topic. They claim their ownership of that right was illegally vanquished when the PENN proprietors appropriated the land in 1768 and they are arguing for a patent for 500 acres. The issue would take a long time to resolve and the outcome is not known but the property records were in such a state when the country was formed, that such claims took years to settle. One stumbling block to their claim is that the territory specified was not purchased from the Native Americans until the middle of the 18th century thus WILLIAM never owned a claim to any land at the location. However (there always is a *However*, isn't there?), as the proprietors developed the province from the center, i.e., Philadelphia, outward, the amount of acres reserved under the warrants that remained undeveloped was undesirable so those were reclaimed by the proprietors and redistributed and developed. The land needed to fill the acreage covered by warrants were moved out into the newly purchased lands so any claim for acres may have some validity. There is also the very real possibility that some of the 24 million acres owned by the PENN proprietors had been gained under, at best, questionable circumstances or, at worst, through outright fraud.

REAL ESTATE – CITY OF PHILADELPHIA

Identifying all the records of WILLIAM'S real estate transactions may not be possible but in a list of Old Rights, 5 *Warrants* and 1 *Return* were identified. The *Return*, dated 2 October 1684, was for 10 acres in the Northern Liberties and will be discussed later. The *Warrants* were for 3 *City Lotts* all dated 17 March 1683, 1 *Bank Lott* (on the east side of Front Street) dated 2 August 1684, and an undated Warrant for the 500 acres in the Cheltenham property just discussed. On

Name	Acreage	Other
John. Dove	1000	70 46
XIII		
Cha. Marshall	1000	73 68
Cha. Jones & Son	2000	42 04
John. Brown	4000	40 02
John. Martin	500	17
Wm. Brown	1000	20 00
Charles Harford	1000	20 00
John. Michael Jones	1000	41 00
Rich. L. Ince	1500	20 00
XIV		

the Reed Map *WILL^m FRAMTON 2 p^s* is the listing for his 1,000 acres with the 2 *parcels* on *DF* (*Delaware Front* meaning the Front Street on the Delaware side; there was a Front Street on the Schuylkill side too) though actually they were lots 9 and 10 on Second Street.²⁶ On that map, the Roman numeral XIII designates the blocks between Spruce and Walnut from 4th to the river on plot maps and this is the same number that appears next to the Bristol merchant *Charles Jones & Son* on the Reed Map. WILLIAM was associated with this company; perhaps the properties were near each other.

Deeds of transfer were recorded in open court for 2 shillings with the owner retaining the original deed as was done elsewhere. PENN created a second level of recording in Pennsylvania – the Office of the Master of the Rolls and Records. Every deed and patent contained an

enrollment clause mandating that all deeds had to be *enrolled* in the Rolls Office within 6 months of purchase, for an additional fee, to be valid. Initially seen as an unnecessary duplication of procedure and expense, which it was, the clause was usually ignored. The threats from LORD BALTIMORE changed that because, as stated in the deed itself, it was not valid unless enrolled. The ensuing stampede to the Office undoubtedly left THOMAS LLOYD, the first to hold the commission of Master of the Rolls, exhausted, but richer as he received a portion of the fee, enrolling over a hundred deeds in the month before PENN returned to England, likewise richer; it is not known how many of WILLIAM'S deeds, if any, were enrolled but it seems likely he would enroll all of them.²⁷

WILLIAM'S lots, in fact, all lots in Philadelphia County, were held in tenure from PENN'S *Manor of Springetts Berry* as stated in every deed. Depending on the source, the name was derived from his first wife GULIELMA SPRINGETTS or their son, SPRINGETTS PENN. This became the cause of much consternation among the land owners as they had been told that all property was held from Penn's *Manor of Windsor* which was a known entity. This Manor of Springettsbury was an unknown and land owners do not like to own land that may come with unexpected costs or duties. This is explored in greater detail in [Appendix 3](#) but suffice it to say here that the Manor of Springettsbury was to the County what the Manor of Windsor was to the Province. While it could have been implemented for less than ethical reasons, it does not appear that it was.

FRONT STREET

WILLIAM bought SILAS CRISPIN'S Front Street lot 13, near the *Blew Ancar*, for £24, the grant said to be dated 17 March 1683. SILAS CRISPIN (c1655 – 1711) was a *First Purchaser*, a cousin of PENN, and the assistant to another of PENN'S cousins, Deputy-Governor WILLIAM MARKHAM. Lot 13 was granted by PENN to CRISPIN on 17 March 1683 and surveyed on the 24th of the same month for CRISPIN. Why the survey would be recorded for SILAS rather than WILLIAM is not known. PENN'S grant to SILAS mandated an annual payment of *two English silver shillings or value thereof in coyns* to be paid *at or upon the 1st day of the 1st month in every year at Philadelphia* to PENN or his designated agent; this cost, amounting to a little more than \$20 per year, transferred to WILLIAM. This lot was one of two that SILAS had a claim to, one was a lot taken in lieu of lot 43 he received in the first draft while the other was the right to the lot he had inherited from his father WILLIAM who had died at sea on the way to Philadelphia. Lot 13 was 162 feet south of Walnut and measured 42 feet on Front Street. The CRISPIN property is described as being 42 feet in PENN'S confirmation of the transfer of that lot pictured here and every other source consulted: it was *on the west side of Delaware Front Street, 162 feet south of Walnut. It was 42 feet on Front Street running back 155 feet on the north line and 201 feet on the south line, bounded on the west by a marsh. In 1684 he sold this to WILLIAM FRAMPTON.*²⁸ Some claim the lot had been *reserved* for some London merchants but upon finding out the merchants had decided to stay in London, PENN *reassigned* their lot. This is not how lots were assigned; drafts were held in Philadelphia as a precaution against lots being assigned and granted to those who had no intention of living in the colony; the first was held a month before PENN arrived. What happened after the draft was a lot of trading but PENN had certain proscriptions in place to prevent people from acquiring a series of adjacent lots where he did not want them.

This irregular rectangular tract was on the west side of Front between Walnut and Spruce Streets with 43 feet on Front Street. Accommodating the course of Dock Creek which flowed at the rear of the lot meant that the north and south lines were not equal. This document gives those measurements as 255 feet on the south and 201 feet on the north but, looking at the map, it seems those numbers are reversed. The longer measurement is the north line while the south line is the shorter distance. The neighbor to the north was WILLIAM SHEET in this document but named as SABIAN COLE on the property owners map. To the west it bordered the swamp or marsh owned by SAMUEL JOBSON according to the document while, on the map, he is shown as the neighbor to the south.²⁹



WILLIAM may have convinced PENN to add 2 feet to the width of the lot or PENN may have granted those 2 feet for some other reason, as some claim a 2-foot wide strip was added to the lot on 7 April 1684. While no deed refers to a 44-foot Front Street property there does exist mention of a second Front Street property adjacent to the CRISPIN purchase that was the site of his mercantile business.³⁰ It was prudent of WILLIAM to get the confirmation of ownership for the Front Street property as PENN left town the following month and would never see WILLIAM again. On the 12th or the 18th of August, PENN boarded the ketch *Endeavor* fully expecting to return in a few months. Events in London overtook him – first his border dispute with LORD BALTIMORE dragged on, then the government launched an attack on the American colonies and their proprietors by stripping the elected representative bodies of their powers, no sooner had that threat been mitigated then CHARLES II died and the despised JAMES II ascended the throne. In less than 3 years, the Scottish monarchy was replaced with the Dutch one when WILLIAM OF ORANGE, the would-be king of the Netherlands, ascended the English throne in 1688 thereby ending the Anglo-Dutch Wars. PENN, as a STUART supporter and recipient of their largess was the target of accusations and insinuations. Charged with treason, he was forced into semi-exile until he cleared his name. When he managed to return in 1699, he did not recognize the place and did not like what it had become for it certainly was not the grand, green city he had envisioned. The caretaker council PENN installed was prorogued by a London-installed government while PENN was under investigation for treason until 1694 and neither proved effective in stopping the expansion of those vices that had no part in PENN’S vision – gambling dens, dive bars, and brothels – which would never be brought fully under control.

WILLIAM built his store house for the mercantile business at the back of the property on Dock Creek which allowed for easy loading and unloading of goods from small watercraft, which provided easy access but the moisture from the swamp did not help when he needed to build his business. The creek and paths on either side were about a hundred feet wide in the area between his properties.³¹ In a couple of years they would have their main house built at the front part of the property. WILLIAM AND ELIZABETH’S home was described as a *brick mansion* by FRANCIS DANIEL PASTORIUS, the German born educator, lawyer, poet, and public official who, acting as agent for a group of Quakers, Mennonites, and Pietists from Frankfort, Germany, purchased

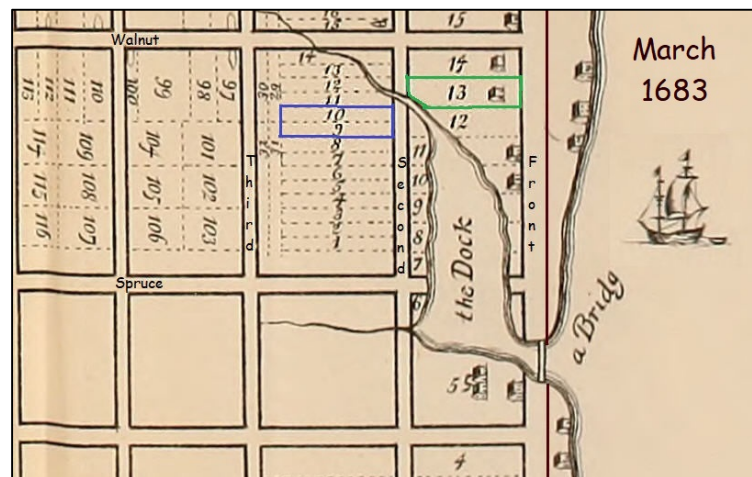
15,000 acres from PENN and laid out the street plan of Germantown.³² A brick mansion was possibly the only good thing PASTORIUS had to say about WILLIAM, but more on that later.

Today the area is part of the Korean War Memorial Park in Penn's Landing, opposite from the USS *Olympia*.

SECOND STREET

On 17 March 1683, the same day he purchased the Crispin lot, a *warrant for survey* was issued to WILLIAM FRAMPTON for lots numbered 9 and 10 on Second Street. These were the two city lots he was entitled to by virtue of the 1,000 acre purchase in Kent County. He is listed as a First Purchaser on the Holmes map in connection to lot 10. About these lots HANNAH ROACH has some interesting comments. First she refers to WILLIAM as a New York merchant who had business interests *in the Delaware for some years* and he was looking to *establish a base of operations* in Philadelphia. She implies that he agreed to take the Second Street lot only because all the Front Street lots had been taken. She continues with saying lot 10 was *immediately south of Pool Street next to the stream flowing into the northern corner of the swamp* which gave him access to the Delaware and that he planned to build his *brew and bake house* on this lot. She ends with an assertion that ownership of these lots was conditioned on the *eventual purchase of country land*.³³ The last comment has already been addressed; he was entitled to these because of his 1682 purchase. While it is true that the Front Street lots had, for the most part, been claimed, she somehow missed that he owned a Front Street lot. I would like to know her reference for the brew and bake house comment as nothing of that nature has been found by this writer. The truth was that this was where he had their first home built which became the brew house and then the bakery. When they had a more substantial house built on the Front Street property the following year, their old home was converted into an inn. The grant supposedly states these lots were near JOHN PARSON'S lot which is correct if you consider north of Walnut Street to be *near*. It would be more sensible to name one or more of the owners of the adjacent lots like FRANCIS DOVE or SAMUEL BENNET rather than someone whose lot was not only not adjacent but not even in the same block. In her article she calls Walnut Street either *Pool* or *Poole Street* though that apparently referred to the street that ran eastward from the Schuylkill River which, when it met Walnut, changed its name. She uses *Wynne* for Chestnut.

On the east side of Second Street, lot 9 began some 562 feet north of Spruce, and the two lots had a combined street frontage of 102 feet with the survey being dated 24 *1st mo. 1683* (24 March 1683; not 1684 as found in EGLE, 1894). This was on the south bank of Dock Creek while on the north bank there was just one lot before reaching Walnut. This map is included to show the lot numbers but it must be said that it is not an accurate portrayal of the area or the lots – lot 13 does not connect with Second Street as the whole of the western edge was on the marsh or creek while the



northeast part of lot 10 had direct access to the creek; there was only one between lot 10 and Walnut Street rather than the four depicted.

Hannah Roach also states that *[f]or the New York Quaker FRANCIS RICHARDSON, a merchant-mariner and “new purchaser” of 400 acres was granted an unassigned lot at the southwest corner of Second and Poole, across the creek from the brew house that William FRAMPTON was building but the RICHARDSON name is not found on the 1685 plot map shown below.*³⁴

DOCK CREEK

As for Dock Creek itself, there seems to be several varying descriptions and some overlooked realities. In the earliest days of the colony it was not called a creek or even described as such. Later in time came the descriptions of it being a navigable body of water for light craft but those are later descriptions of, perhaps, an imagined past. It was called a swamp or marsh which congers up a very different reality than does a creek. Now marshes and swamps are navigable to a point, especially in the canoes used by the natives but there is little support found in records, or in the excavations performed, that substantiate claims that the creek was navigable much past Walnut Street where the DRINKER family lived, except for the smallest of crafts and canoes. It was also much different than is shown on even the oldest of maps. Most depictions show a well-ordered creek with clear banks flowing southeast into a widened area that joined the river to the east by a channel that accounted for less than a quarter of the block length between Spruce and Walnut. The reality was very different. The waterway did indeed widen as it neared its terminus such that the entire southern half of the block between Walnut and Spruce as well as Spruce Street itself, east of Second to the river was under water. The southern extreme may have been as far south as Union Street. The apparently narrow width of the waterway was an artistic choice to show what the artist felt was important: natives in the foreground and the building rising in the background with a waterway separating the two. Until the mid-19th century, and probably later, structures on the south side of Spruce and all along Front Street south of Spruce had problems with basement flooding during periods of heavy rain which speaks to the area being a past waterway. The following is from an article in the (Philadelphia) *Times* in 1889.³⁵

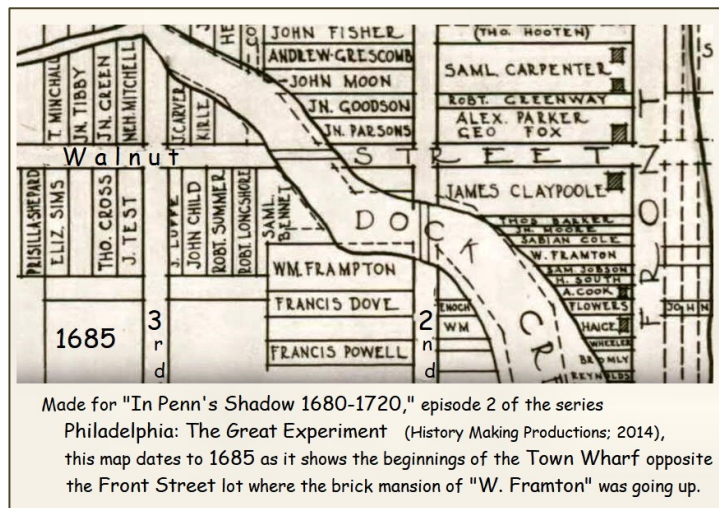
PENN decreed that the water east of the mouth of Little Dock creek should be a harbor forever. His wishes have not been complied with. The inconvenience of an open waterway in the city soon made itself felt and before long bridges or, more properly, arches were placed over it, though at one time there was a landing for boats at Fourth and High Streets. In 1713 there was a bridge over the creek at Second Street, which was rebuilt in 1720 at a cost of £125. A stone bridge was erected at Third Street in 1740 at a cost of £79. A bridge was built at Walnut Street which existed in 1767. Above Third Street there was an arch about what is now the junction of Hudson and Chestnut streets, built in 1719. Logs from the Third Street and the Chestnut street bridges have been unearthed in the present century.

The following item appeared in the (Philadelphia) *Evening Bulletin* on 27 January 1919:³⁶

There were three branches of Dock creek in the early days of the city. One of them extended northwestward from third Street, between Walnut and Chestnut, and terminated between Fifth and /sixth above Market. Another extended from Third Street, between Walnut and Chestnut, to the vicinity of the present Athenaeum Building on Sixth Street, opposite Washington Square. Still another flowed southward toward the present Second Street Market and in the vicinity of Society Hill-a region where the Free Society of

Traders had special privileges from the founder of the city for carrying on their commercial operations. At the mouth of the creek, or on its northern side, where the upper corners of Front and Dock Streets now are, the first tavern in Philadelphia was built--one of a row of houses known as "Bud's Long Row"--and it was there that Penn established one of the two earliest public landings, the other day a Blue Anchor sign with "1682" on it was affixed, as it had long been, to the premises at the northwest corner of Front and Dock, where many of the sons of bibulous cheer have delighted to refresh themselves, and near Walnut Street there has been for many years another Blue Anchor sign which would create the impression among the patrons of the tavern that Penn must have sailed up Dock Creek. As a matter of fact, the Blue Anchor at Front and Dock Streets marked the true place of the tradition; that is; it was there that the first Blue Anchor--the Blue Anchor of the landing-- existed, although not the slightest trace of it is now to be found.

In the article *Explanation of Reed's Map of the City and Liberties* there are lists giving the dates of survey and the street front footage for all city lots between the Delaware and Eighth Street. Heading north on the east side of Front Street from Spruce Street (incidentally, first named Dock Street, the name was changed to Spruce in 1684 but the name Dock Street resurfaced decades later when Dock Creek was paved over), the 5th lot south of Walnut we find WILLIAM FRAMPTON with 42 feet, surveyed on the 9th of the 6th month (August) in 1684. This must have been for the *Town Wharf* he built the following year. Only one other lot was surveyed on the east side in this

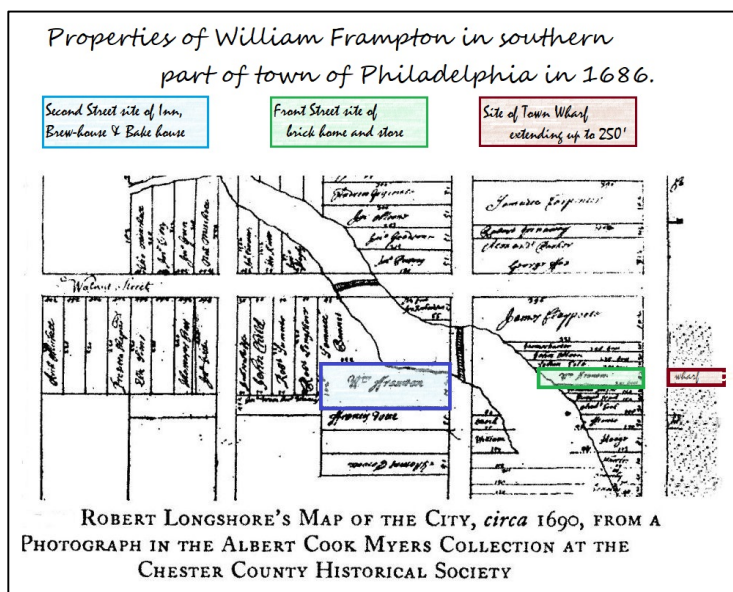


block of Front before 1689 and that was the 30' lot of JOHN WHEELER on the same date. SAMUEL CARPENTER's lot for his wharf in the next block north was surveyed 14 February 1684 but none of ROBERT TURNER's lots on this side of the street had surveys recorded until 1689 though his *Mount Wharf* was operating long before then. On the west side of Front is the lot bought from SILAS CRISPIN being the 5th lot south of Walnut with 42 feet facing the street, the date of survey given as *p.13(d) 8(m) 84(y)* (13 October 1684) though the previously mentioned patent gives 24 March 1683 as the date of survey. SAMUEL JOBSON's lot is to the south and ZACHARIAH WHITPAIN *in right of SABIN COLE* is to the north. On the west side of Second Street, we find him again some 562 feet north of Spruce, with 102 feet and a survey date of *24 1st mo. 1683* (24 March 1683). This was on the south bank of Dock Creek while on the north bank there was just one lot before reaching Walnut.³⁷

PENN left for England in August 1684 and wrote *A Further Account of the province of Pennsylvania* in December 1685.³⁸ Of WILLIAM, PENN writes: *In our great Town there is an able Man, that has set up a large Brew House, in Order to Furnish the People with good Drink, both there and up and down the River.* In the source wherein the preceding was reprinted, the editors added a brief biography of WILLIAM:

WILLIAM FRAMPTON (d.1686) Quaker merchant and brewer, justice and provincial councillor (sic), owner of extensive lands in Pennsylvania, had removed from New York to Philadelphia in 1683, and at this time (1685) was living in his house at the west side of Front Street, between Walnut and Spruce streets, on a lot purchased in the early summer of 1684. He had there in his death in 1686 a well-stocked shop of general merchandise. His "great brew-house," built in 1683, was on the next lot to the rear, on the west side of Second Street by the south side of Dock Creek, a plot acquired from PENN in the beginning of the latter year. Here also he had a bake-house and a dwelling-house, the latter evidently his earlier residence, but now rented as an inn; and here in 1685 he erected the brick house hereafter mentioned by ROBERT TURNER. Facing his Front Street residence was his wharf, one of the first three wharves of the city in Delaware River, built on a lot which he bought from the Proprietor in midsummer, 1684.

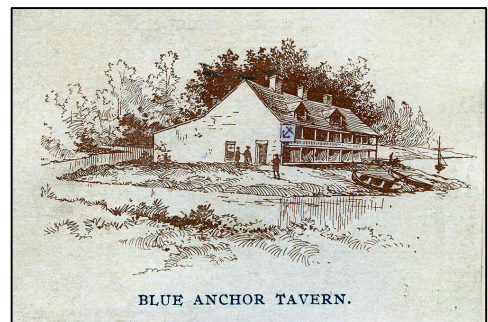
SCHARF and WESCOTT maintain that PENN also wrote in his *Further Account* that the house had a balcony. That statement does not appear in the citation referenced above. As for the brewery they place it on Front Street while others maintain it was on the Second Street lot. They also make an undefined distinction between a brewery and a brew-house stating the WILLIAM had the first *brewery* while the first *brew-house* did not open until 1741. They then conflate both terms by writing ANTHONY MORRIS opened the *second brewery* in the city on King [or Water] Street (the cartway in front of Town Wharf) north of Dock Street by 1687, where it remained for more than half a century. MORRIS conveyed the *brew-house and utensils* to his son in 1708 and it was he who built the MORRIS Brew-House in 1741, *the oldest establishment of the kind in the city ... on the west side of Second Street, above Arch*.³⁹ Some of the preceding is corroborated by sources that cite a letter from JAMES CLAYPOOLE to his brother EDWARD in Barbados dated 2 December 1683: *1,000 people arrived in last 6 weeks; 1,000 acres now selling for £40; SAMUEL CARPENTER is next but one to me and WILLIAM FRAMPTON is on the other side of me, building a great brewhouse*. HANNAH BENNER ROACH continues in her work with noting that WILLIAM was in Philadelphia by 20 February 1684 and that he had a lot surveyed in March 1684 that was 102' wide after Penn had granted him the adjacent, and unassigned, lot number 9. JOHN COTTER's work includes the following: *As early as 1683 a Quaker named William Frampton was building a great brewhouse near Front and Walnut Streets*.⁴⁰ Here it seems there are 4 city lots owned by WILLIAM being described – lots 9 and 10 on the west side of Second Street he bought in March 1683 where his first house, *now rented as an inn, his brew-house and his bake-house* was situated; and two lots on west side of Front Street, one, lot 13, also bought in March 1683 was where his *brick house* was built in 1685 and a fourth lot next to lot 13, bought midsummer 1684 where his *well-stocked shop* was located. The new home being built and/or the old home being remodeled



may be what WILLIAM was referring to when informed Philadelphia Meeting on 4 May 1685 that he is going *to divide his house* and the Quarterly Meeting must be held elsewhere.⁴¹ Inns, or *ordinaries*, numbered 7 when PENN wrote this account were for the *Intertainment of Strangers, and Workmen, that are not Housekeepers, and a good meal to be had for sixpence, sterl*. The first notice of a bridge on Front Street states it was built before 1704. The bridge(s) depicted in the early drawings were unlikely to be in place at this early stage of the city's development otherwise PENN surely would have mentioned them. PENN then includes a letter written by the afore-named ROBERT TURNER, who addresses the growth of the city and the preference of building with bricks instead of wood since his building of the first brick structure in the city, that being his dwelling on the southwest corner of Front and Arch streets:

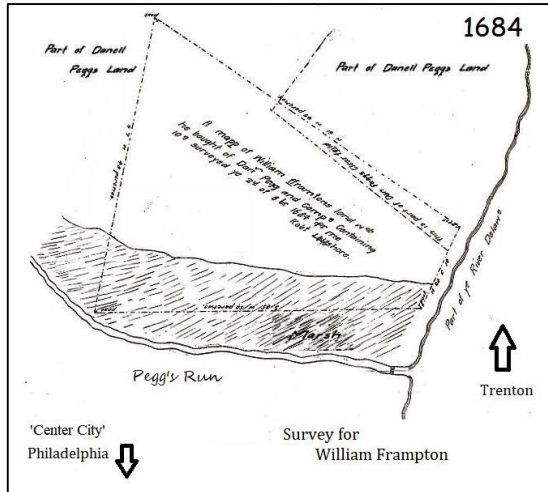
...there are about 600 Houses in 3 years time. ... ARTHUR COOK is building him [probably CAPTAIN GABRIEL RAPPEL] a brave Brick House near WILLIAM FRAMPTON'S, on the front: For WILLIAM FRAMPTON hath since built a good Brick house, by his Brew house and Bake house, and let the other for an Ordinary. JOHN WHEELER, from New England, is building a good Brick house, by the Blew Anchor; ...

Again the editors fill in some details: ROBERT TURNER, a native of Cambridge, was persecuted as a Quaker in Ireland where he amassed a fortune as a draper in Dublin. He bought a full share in the Irish Tenth of West Jersey in 1677 and was one of the purchasers of East Jersey in 1681 from ELIZABETH, SIR GEORGE CARTERET'S widow. He was one of the wealthiest and most prominent merchants in Philadelphia and owned one of the other two wharves on the Delaware, the Mount Wharf. (The first wharf was built by SAMUEL CARPENTER a hundred feet north of Walnut and measured about 300 feet square.) He served as judge, receiver general, property commissioner, provincial councilor, and one of the five commissions who governed the province during PENN'S absence. ARTHUR COOK was from London and served as speaker of the Assembly, chief justice, and provincial councilor. JOHN WHEELER was a merchant, ship-owner and trader from New London, Connecticut who built his house on the west side of Front Street, below Walnut Street, near the Blue Anchor Inn on a lot purchased in midsummer 1684. He sold the lot and house to EDWARD SHIPPEN of Boston in 1686.

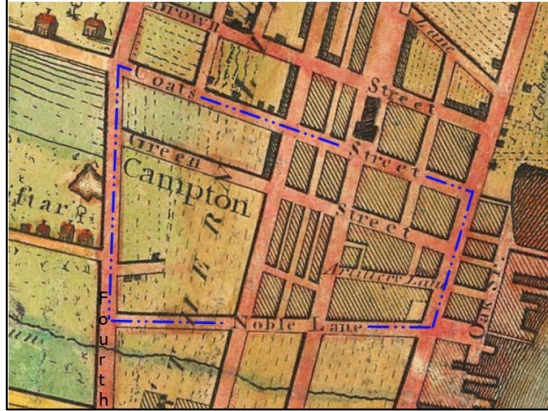


REAL ESTATE – NORTHERN LIBERTIES, PHILADELPHIA COUNTY

WILLIAM had a 10 acre tract on the Delaware River at the north end of town that was in the southern part of the Northern Liberties north of Pegg's Run or *Cooachquenauque* Creek. The extinct Cohoquinoque Creek ran through the Callowhill neighborhood just over the original city border. It arose around the intersection of 15th and Spring Garden Streets and was fed by the spring in Spring Garden. Willow Street follows the course of the creek giving it the distinctive curves it is known for. The land throughout this area had been owned by JURIAN HARTSFELDER as far back as New Sweden days. HARTSFELDER sold 350 acres south of the creek to the brick maker DANIEL PEGG in 1686 and the creek became known as Pegg's Run. WILLIAM'S lot was north of the creek, bordered PEGG'S property on two sides, and was just 50' from the Delaware at its closest point. Angles and lengths given in the extract are wrong; the beginning point is nowhere near the end point because the third direction given, *north 20 degrees east* should read



Comparing the 1684 survey with a later street map, the lot bounds are found as Front (E), 4th (W), Coats (N, now Fairmont), and Noble (S, now Spring Garden)



south eighty-five degrees east. A more correct description has the lot starting at a post about fifty feet from the Delaware and heads north 61 degrees west 59 perches to a post thence south 7 degrees west for 40 perches to a post thence south 85 degrees east 82 perches to a post thence north 20 degrees east 16 perches, enclosing an area 9.5 acres. Survey number 788 returned 2 October 1684 was recorded in Survey Book D-65, page 263. Today the lot is approximated by the area between Fairmont Avenue on the north and Spring Garden on the south, between Front Street and 4th Streets.

REAL ESTATE – IRISH TENTH, WEST JERSEY

An entry in the Burlington County Court Book under the heading *The names of persons within the Third Tenth Summoned to Appear with an Accompt of their Lands in Possession* from 1684 shows WILLIAM FRAMPTON holding an undivided 550 acres in the Irish Tenth which, roughly, became Camden County. It appears WILLIAM received a warrant for 550 acres in the Irish Tenth but he may have not pursued the matter with having the acreage surveyed for him and a patent issued. This list came after the Court issuing a summons to all landholders whereby the status of their claims were not known because patents had been issued in 1664 and 1665 by the Governor of New York before he was aware that the Duke of York had

signed over the territory to Berkeley and Carteret. Those that failed to appear without a good reason were fined 20 shillings and William is on that list too. This earlier summons to the landholders does not appear in this Court book, only the later mention of it.⁴²

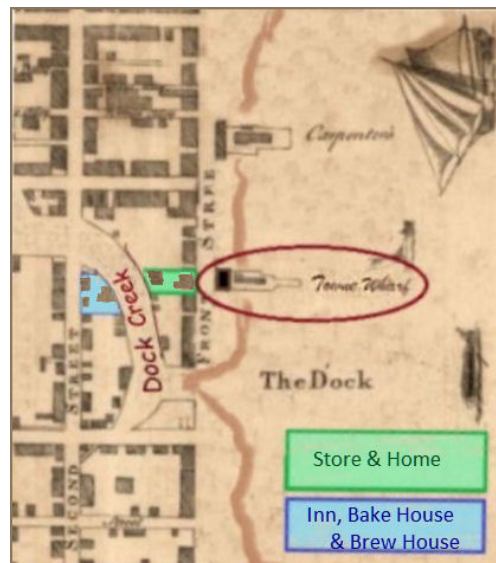
COMMERCIAL INTERESTS AND ENTREPRENEURIAL PURSUITS

WILLIAM had a tobacco plantation in Kent County as already mentioned and he acted as a land agent for others such as when he bought of a tract in Gloucester County, West Jersey from SAMUEL JENNINGS on 20 July 1686 and sold it to THOMAS LLOYD on 24 July.⁴³ But his main pursuit remained the mercantile business that he had while living in New York. This import/export trade business was the reason for building a wharf that was capable of docking a 500-ton merchant vessel; it reduced his overall expenses as he had no fees to load and unload cargo or for store houses beyond that he paid to buy the land and build the structures and the dock was a good income stream as he collected the fees for docking, loading, unloading, and storing cargo. The dock on the creek was sufficiently safe to land small vessels and unload small amounts for the brew house and even to bring good from the wharf to the rear of the Front Street property which was the location of his storehouses. So we will now take a look at first, the Town

Wharf, followed by his mercantile business and then his brew-house before moving into his activities in the social, political, and religious spheres.

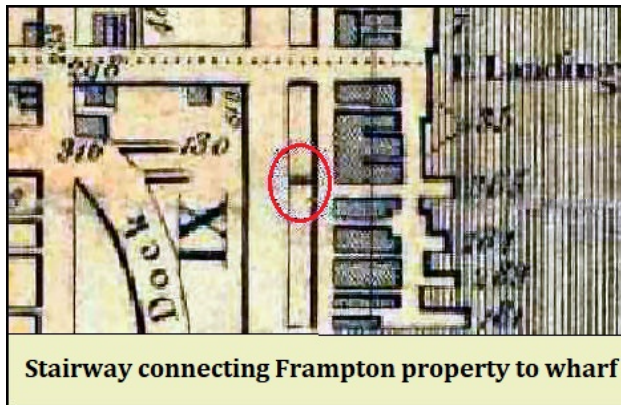
TOWN WHARF

PENN signed the patent confirming the bank lot property, opposite lot 13, on Front Street to WILLIAM on the *Twelfth day of ye Fourth Month* of 1684 (12 June 1684). The lots on the banks of the Delaware were valuable for their river access with PENN writing that owners were free to build public wharves in the river. WILLIAM was the third to take advantage of this the following year. The building of his wharf on the Delaware commenced when he received a Warrant to Survey a lot *in y^e bank of y^e Front of Delaware answering his lot of 42 foot, for convenientsee of wharfing & building storehouses. ... so far into the street as y^e surveyor shall see meet, or y^e place will admitt of running out into the river no farther than 250 foot...* on 2 August 1684. This was followed by a patent on 5 August (full extract in [Appendix 4](#)) and the Return of Survey on 9 August. As PENN saw the



importance in developing the riverfront but wanted to maintain control of it, he refused to sell the lots but would lease them. JOHN YOUNG errs in his Memorial History when he states that PENN *sold* a bank lot to WILLIAM FRAMPTON on 6 August 1684. Using SAMUEL CARPENTER'S agreement for the first wharf as a model, WILLIAM'S was the next such transaction and came following a period of increasing tensions between PENN and the large landholders. The original has not yet been reviewed, but a basic understanding of the terms is possible and the length and cost of the lease is known. All the capital required for the survey, design, improvements, and structures were for the one undertaking the project to lay out with those costs being recouped, hopefully, by collecting fees for loading and unloading goods on the wharf, storage of goods while waiting for an outbound ship, and so on. A wharf or key was limited to 250 feet in length extending into the river and, in WILLIAM'S case, 42 feet wide, that measurement coming from his lot directly opposite on Front Street. Access to the wharf was by a 30-foot wide road to be built by WILLIAM that was open to the public in daytime. This was the genesis of what would later be called King Street and then Water Street.⁴⁴ A flight of stairs gave access to the wharf, from Front Street above and from the river below. There were around 10 stairways connecting Front Street to the river, and later Water Street that were mandated by Penn to be placed mid-block to allow public access to the river and *to let cool, fresh air in from the Delaware River into the hot, congested city*. Penn's letter dated 3 August 1684 reveals a change in his once firmly held conviction that preservation of the high ground along the river would enhance the beauty of his city when he declared the length of the riverfront to be public property. His letter states:

The Bank is a top common, from end to end. The rest, next [to] the water, belongs to front-lot men no more than [to] back-lot men: the way [Front Street] bounds them. They may build stairs—and, [at] the top of the bank, a common exchange, or walk; and against [Front] street, common wharfs may be built freely;—but into the water, and the shore, is no purchaser's.



The stairs connecting his Front Street property to his wharf are found on this map. The earliest ones may have been wooden but deeds dating from 1689 specify the stairs to be made of stone. Only one of the sets of stairs still exist: the granite Wood Street Stairs (pictured below) north of Vine Street.⁴⁵ The bluff was higher in front of WILLIAM'S property and his staircase had to accommodate the height. Buildings on the wharf or bank could rise no higher than 4 feet above the bank; this allowed

for unobstructed views to the river and, if built on or into the bank, would provide a protective balustrade for pedestrian and other traffic on Front Street. The term of the lease was agreed upon and at the expiration of the term, the annual value of the land and the improvements were determined by an independent party and the annual rate to continue occupation of the leased lot was to be one third of the assessed value. WILLIAM'S lease had a 41-year term at the rate of 4 shillings per year (just \$42!!). The dimensions of Carpenter's Wharf were specified as being as far as CARPENTER thought was required to allow a 100-ton ship to dock at ebb tide and the width was 204 feet, twice the size of his own 102-foot Front Street lot, which was needed to accommodate the size of the facility he was planning to construct. Cognizant of the financial gain to be realized from this venture, and the virtual absence of any risk or liability to him or the province, PENN acquiesced in CARPENTER'S stated requirements but saw to it that limits were placed on all future riverfront developers.⁴⁶ In March 1685 WILLIAM petitioned the Council to clear out the caves below the bank lot he had surveyed on 2 August 1684 as he was about to build a wharf there. The caves had grown in size over the years having first served as temporary shelter but soon were being used by prostitutes, unlicensed taverns, and for gambling. Some were used as hog sties which undermined the foundation of overhead structures. The Council agreed to have them cleared out within two weeks when WILLIAM appeared before that body on 1 February 1686. Forwarded to PENN in England his response, dated 24 February 1686, was to inform the inhabitants of the caves to vacate them within two months but first they must repair any damage done so the bank is secure and does not create any risk of injury to the public. He closes with all must *yield their due obedience as they will answer the contrary at their Perill*.⁴⁷ Not exactly the best tone to take for an absentee Governor. The Council's action meant he did not have to wait for PENN'S reply and it is unlikely he bothered to wait for the Council's either. He probably cleared out the caves by the time he first approached the Council in March 1685 and started building the structure at that time and probably had it operational by the summer of 1685. PENN'S reply was finally read in Council on 2 April 1687 and addressed at the next meeting on 13 April when they ordered the caves to be vacated by 20 May 1687, more than two years after the initial request. Called the *Town Wharf*, it was the second wharf to be built. It was 42 feet wide and 250 feet long and allowed for ships to dock on either side. *Carpenter's Wharf* north of Walnut and owned by



SAMUEL CARPENTER was the first to open in 1684, and the *Town Wharf* was followed by ROBERT TURNER'S *Mount Wharf*, between High and Mulberry (Market and Arch).⁴⁸

PHILADELPHIA AGENT FOR CHARLES JONES, JUNIOR & COMPANY OF BRISTOL

There is some evidence that WILLIAM was developing a business relationship with a Bristol-based (England) trading company soon after moving to Philadelphia, if not continuing one from New York. A letter addressed to WILLIAM from CAPTAIN THOMAS TAYLOR dated 2 July 1685 contains an order to JAMES ERNEST, *government secretary of East Jersey*, to reserve £19 of THOMAS LLOYD. Just what this meant is unknown but CAPTAIN TAYLOR was associated with *Charles Jones Junior & Company* of Bristol and other contents of that letter are discussed below. WILLIAM officially became the Philadelphia agent of the Quaker-owned, Bristol-based *Charles Jones, Junior & Company* in September 1685 but we do not know when the business relationship started. ANDREW ROBESON held a similar position for West Jersey. *Charles Jones & Son*, presumably the same company, was one of the First Purchasers holding 2,000 acres for which SAMUEL POWELL took up the land.⁴⁹ On 26 September 1685 JAMES WALLIS, CHARLES JONES, JUNIOR, RICHARD CROSSLY, DANIEL GUILLIM, and THOMAS TAYLOR, *Bristol merchants*, including *Jones & Company* gave their power of attorney to WILLIAM FRAMPTON and ANDREW ROBESON to act on their behalf, *i.e.*, as their agents. This was presented to the Council on 15 January 1686 where it was endorsed and the Provincial seal was attached.⁵⁰ The company hired CAPTAIN THOMAS TAYLOR to carry goods between Bristol, Philadelphia, and Barbados.⁵¹ CAPTAIN THOMAS was named as the *Trustee on the behalfe of Charles Jones Merchant & Company* in a suit they brought against LUKE WATSON that was heard before a Special Session of the Burlington County Court on 21 April 1685. The parties reached an agreement and the suit was withdrawn.⁵²

CHARLES JONES JUNIOR was one of the executors of PENN'S last Will and Testament and, like everyone else, or so it seems, was related to him. A daughter of CHARLES and his wife MARTHA WATHEN was named MARY. MARY was the suffering and abandoned wife of WILLIAM'S eldest son, and namesake, WILLIAM PENN, JUNIOR. This son filed a legal challenge to his father's will and, with his own son SPRINGETT PENN, waged a costly and ultimately futile war against his father's second wife HANNAH and his 3 half-brothers.

UNANTICIPATED PARCELS

The following has never been mentioned by any writer or family researcher that I have read and this is not because it is difficult information to discover. For over 100 years virtually every scholarly article written about Philadelphia and its relationship with the following topic includes WILLIAM FRAMPTON. I am not aware of any article that has analyzed the situation as it applied to WILLIAM in any detail. He is mentioned as a documented starting point, relegated to a single sentence in most instances, and will continue to be that starting point into the future indefinitely.

On 2 July 1685 WILLIAM'S services were engaged by the Master of the ship *Isabella*, CAPTAIN THOMAS TAYLOR, on behalf of the Bristol-based merchant firm mentioned above thusly:⁵³

Sir,

I desire you to take into yr Custody ye six Negroes wch WM HAIG has given you a bill of sale for to ye use of my Employers Mr Charles Jones Junr & Company, dispose & sell them to the best advantage ...

So, there you have it – WILLIAM was a slave-trader. Some sources say the *six Negroes* (were) *brought from the coast of Africa* aboard the ship *Isabella*.⁵⁴ If true, it would make WILLIAM unique in the life of the province from its founding to 1763 since this may be the one and only time that slaves arrived directly from Africa until the end of the French and Indian Wars, as you shall read. While the London-based *Royal African Company* held a theoretical monopoly on the slave trade until 1689, the *Society of Merchant Venturers* of Bristol not only controlled the port of Bristol but carried on a clandestine and very lucrative slave trade despite the monopoly. PENN'S agent PHILIP LEHNMAIN, used the *Isabella* for the slave trade.⁵⁵

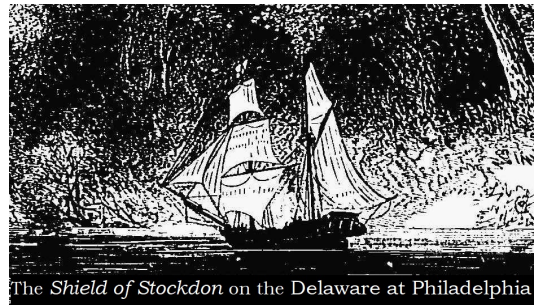
It is possible this was the one and only time he was an active participant in the slave trade but we cannot be certain of that. It may be noteworthy or merely a coincidence, but it was two months later that the Company secured WILLIAM'S services to act as their agent in Philadelphia. Before launching into this topic – what became of these 6 people? Well, we can't know for certain but when the inventory of WILLIAM'S estate was completed in late 1686, six slaves are listed; perhaps he had some scruples about selling another person and just could not bring himself to do it – that's the nice reason. *Maybe* he needed the labor on his wharf; *maybe* he died before he had time to sell them; *maybe* it was not easy to sell slaves without a regular slave market or regularly printed newspapers at this early date in Philadelphia (though both became reality in the early part of the next century); *maybe* he needed the labor on his Kent County tobacco fields; the truth is, we just do not know.

This seems all the more shocking since the Quakers are the group well known for its stance on equality of all people, not just some people; the leaders of the anti-slavery movement and the women's equality movement in this country and around the world. But this was not always the case; the anti-slavery stance took a long time to see the light of day. Some writers declare their shock at the thought of a Quaker doing this (as if someone's religion somehow provides a legitimate reason to be involved in the slave trade) but considering the Quakers accounted for over 90% of the population, they accounted for most of every possible category - politicians, dentists, drunkards, adulterers, *everything*, including slave-traders. ISAAC NORRIS, JONATHON DICKINSON, and SAMUEL HASSELL were early slave-traders in Philadelphia.

So, what about the *Isabella*? First, where did these people come from? In 1962 DAROLD WAX states explicitly that they came from *the coast of Africa*. He acknowledges the fact that this was not normal; most came from the West Indies in the Caribbean. Yet, this statement is not included in his 1965 article. This was not the first time the *Isabella* had brought slaves to the colony. In December 1684 the *Isabella* arrived with the first shipment of 150 slaves purchased by a *Bristol merchant* (CHARLES JONES perhaps?) in the West Indies. Bringing slaves *seasoned* in the islands was a much less risky investment as they were less likely to die within a few months. The original plan of the Free Society of Traders had included sending a shipment of slaves and 200 indentured workers to do the required labor. Forward thinking at that time, the Society stipulated that every slave would be free after 14 years and receive a plot of land from the Society holdings which was longer than the term allowed for indentured servants to serve. Between 1684 and 1720 black slaves accounted for about 3% of the town's population while between the founding of the province and 1760 there were over 140 merchants involved in the slave trade. The numbers reflect official tallies which may have seriously undercounted the number of slaves since there is no reliable estimate of the number of slaves bought by Philadelphia merchants that were off-loaded for sale in other places before reaching the city. WILLIAM PENN'S beliefs are not as hard to pin down as some would like everyone to believe; he wrote that he preferred to own a

slave for life rather than employ an English servant. PETER KOWTOWSKI states that Philadelphia received only one shipment of slaves from Africa prior to the Seven Years War (1756 – 1763).⁵⁶ If KOWTOWSKI and WAX are correct, that one shipment was also the first shipment of slaves into the province aboard the *Isabella*. It should be noted the WAX does not subscribe to the single shipment from Africa position.

But the opposition was not silent with their disapproval and the anti-slavery movement in Philadelphia has its birth in Germantown. Though it came two years after WILLIAM'S death, a Protest written by FRANCIS DANIEL PASTORIUS and signed by him and three other men asked of the Friends' Meeting to justify by what authority can one man own another? This first anti-slavery protest was presented to a Friends' Meeting held in the house of RICHARD WARREL in 1688. The significance of this being written and signed by Germans should not be overlooked for it was a group from Salzburg that penned the first such protest in Georgia. Slavery was not known or accepted in Germany and Holland and PASTORIUS saw that any association of the province with this institution would greatly decrease the likelihood that people from those countries would consider Pennsylvania to be an enlightened and progressive place to live.⁵⁷ It is true that this Protest led to nothing and it is also true that similar Protests were presented at the Yearly Meeting in 1711 and 1712 by Chester Meeting. That body, rather than taking any position that would alienate the wealthy slave-owning members, sent it on to London for review. The Pennsylvania General Assembly refused to act on a 1712 petition calling for the emancipation of slaves justifying their refusal by stating *such an act would be neither just nor convenient to set them at Liberty*. The Assembly did pass a bill in that year that placed a £20 duty for each slave imported into the colony which was vetoed by QUEEN ANNE.⁵⁸ Money, as long as you had it, was not an overarching factor as many of the proponents and opponents stand to take a financial loss if emancipation became law. Less is known about the beliefs of the people who would not be financially impacted one way or another. It wasn't ethics or morals that drove the Quakers into acting laws; it was whether or not such a law would help or hurt profits. Enacting anti-slave laws would hurt profits – but only anti-slave laws concerning Negros. *Indians* were being sold as slaves between colonies and this hurt profits because the local tribes refused to sell land if anyone held a Native as a slave or if the province did enact laws against such a practice. By 1705 the Province enacted *Chapter 30 – An Act to prohibit the Importation of Indian Slaves* - to prevent the possible loss of land and loss of earnings.⁵⁹



What WILLIAM believed about this subject will probably never be known; likewise, from the little information available, no conclusions can be made with any certainty. Maybe when he encountered the situation in 1686 it was the first time and he was unable or unwilling to bring himself to sell another person. Instead, he paid the asking price to the company and put them to work in his bakery, brewery, on the dock, in the store, or around the home with full intention of emancipating them. On the other hand, he may have been a slave trader while in Philadelphia and maybe in New York. Since the town's slave market had yet to come into existence, selling a slave would have to be done through word-of-mouth.

PENN left his cousin WILLIAM MARKHAM acting in his stead as Deputy Governor and the two maintained a frequent correspondence. Some of it was published in the article cited next, in the

body of which the contributor GARY NASH supplemented the letters with often useful explanations and biographical information. NASH adds the following about WILLIAM FRAMPTON: *By this date* (that is, the date of the letter, 22 August) *WILLIAM was, perhaps, the most active trader on the Delaware*. In the body of MARKHAM's letter, he writes:

The 22^d of July I Being at New Castle the master of the Shield of Stockdon Desired I would pylote him up to Philadelphia. ... The next day wee arrived at Philadelphia. WILLIAM FRAMPTON hyred her and is almost Loaded for Barbados.

BREW HOUSE

Many know that Quakers reject drinking alcoholic beverages and tavern life; what very few know is that Quakers are very clever when it comes to circumventing these rejections. After all, not all beverages that contain alcohol are alcoholic beverages because what WILLIAM was doing could not violate Quaker tenets and therefore, what he brewed was not an alcoholic beverage – a nice, albeit nonsensical and illogical, self-fulfilling prophecy. So what did William actually do? He brewed sassafras-beer and ginger-beer; these were the brews that WILLIAM was known for, and as just proven, could not be an alcoholic beverage. On the other hand, malt was an alcoholic beverage according to some Quakers, despite the similar alcohol levels and fermentation process. Distilled liquors were definitely banned under even the loosest of Quaker definitions. In part because of this arbitrary categorization process it became necessary to have places that served alcohol that was non-alcoholic – the ale-house – and alcohol that was alcoholic – the dram-shop. In this manner his, and everyone else's, loosely-grasped religious beliefs were not violated and a good time was had by all while WILLIAM's profits increased.

On 16 January 1686 the Council ordered him to pay £50 as *security for keeping Good order in his ordinary whose house was licensed in the stead of HOLIMAN'S*.⁶⁰ HOLIMAN is not known as that name does not appear in the Assembly or Council Minutes or any other source consulted. The only mention of such licenses in the Council Minutes is to note that there were unlicensed *ordinaries* prior to 1685; those would be unlicensed pursuant to § 99 of the laws passed by the General Assembly in 1683 regulated Ordinaries but the language is not known.⁶¹ Laws were passed by the General Assembly and the 1714 printed copy of these laws dates to 1714 in which is found Chapter 78 which required the licensing of public houses and inn; this was repealed and replaced in 1705 by Chapter 24 regulating taverns, inns, ale-houses, and *victualling*-houses.⁶² On their website the Independence Hall Association discussed some of the categories of drinking establishments. The discussion was based on Chapter 5, enacted in 1710 which instituted a renewable license *to have or keep any Publick Inn, Tavern, Ale-house, Tippling-house or Dram-shop, Victualling-house or Publick-house of Entertainment, and such Innkeepers as aforesaid, shall keep good Entertainment for Man and Horse* (by showing reruns of *Mr. Ed* or *My Friend Flicka* perhaps). Licenses cost between 60s and £6 and provided a steady and increasing income stream for the Province and for the Governor as they split the fees 50-50. Each one received between \$250 and \$500, in today's money, for every license issued. In 1773 there were 120 licensed taverns in the city with 23 on Second Avenue alone. Though not stated, records reflect that licenses were renewed annually. The Provincial Council debated adoption some sort of regulation in 1705 but by 1738, they had yet to enact any licensing regulations.⁶³ An *ordinary* fell under these licensing laws, probably as a tavern, inn, or public house; these were places to grab a bite to eat and a place to sleep; the Howard Johnson's of its day.⁶⁴ A *house of entertainment* sounds like just that, a place to go and see a show. *Taverns* served food and were

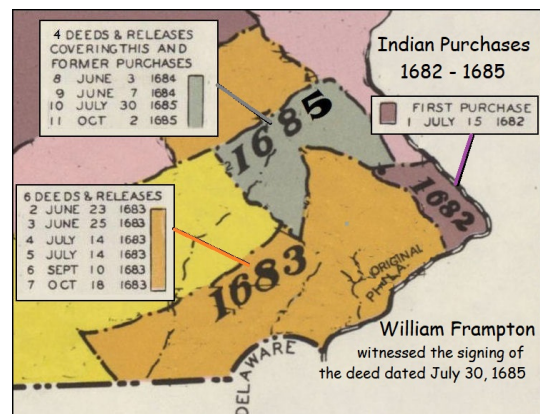
divided into *small* and *large*. *Small taverns* were humble, single-story places that served beer, ale, and ciders; many jurisdictions still have a separate license for *beer and wine bars*. *Large taverns* were usually two-story buildings with the first floor taken up by the bar and a few tables plus a multifunction open area that served as courtroom, for Council and Assembly meetings, and for dancing, though at different times, while the second floor had rooms to let and could be where the owner lived. They held licenses to sell beer, wine and liquor. Taverns were the one place where women who were escorted by men were actually welcomed because they served food and drink. *Ale-houses* and *dram-shops* only served alcohol by the drink; ale-houses served beer, ale and wine while *dram-shops* served liquor, e.g. gin, whiskey, rum, &c and are the typical bar today. While women with escorts could go into dram-shops and ale-houses, they risked societal condemnation since these places only served alcohol. Sunday- or Blue-Laws were enacted at this time; these made it illegal to buy or serve alcohol on Sundays and many jurisdictions, including Pennsylvania and New Jersey, still had these laws on the books in the 1970s. In this manner, the laws and societal pressure created the demand for the last category – the *tippling-house*. These were unlicensed and served strong drink not available in the others and they provided equally strong entertainment for a rough crowd – sailors, stevedores, dockhands and the like. These illegal establishments were a constant problem and a constant source of income; 35 were penalized with relatively large fines in 1714.⁶⁵ The caves dug into the bank of the Delaware were prime location for the tippling-houses and gambling dens and brothels. The city benefitted from their existence too otherwise they would not have been allowed to exist. Those who were better off financially and those who supposed themselves to be morally superior removed the undesirable element of society from their lives. The physical separation, a function of the location where *undesirables* congregated, reduced the risk of having to see or interact with this sort on the street or in *respectable* establishments – NIMBY is not new. An interesting aspect of these, and other small businesses was that, without a sign announcing a tavern, a store, a bakery, a cobbler, &c, no one would know since all the buildings were the same style – one or two-story, wood or brick construction – the only purpose-built structures were for tanneries, slaughter-houses and the like.

Before 1700 Philadelphia Quakers had dismissed *almost no one* from the Meeting for alcohol-related reasons but it wasn't until 1777 the Meeting asked their members to not brew or sell *liquor*.⁶⁶ One has to wonder what they meant by *liquor*!

In addition to the brewery WILLIAM built one of the first, if not the first, bakery in town.⁶⁷

INDIAN PURCHASE

WILLIAM was one of four witnesses at the signing of the 10th purchase of Indian lands on 30 July 1685. A total of 11 purchases were made between 1682 and 1685, the last four of which were dual-purposed: first, they clarified and reconveyed lands that were transferred, or were thought to have been transferred, previously; and second, they conveyed land that was



contiguous with the original purpose but for one reason or another had not been included in the original conveyance.

The 10th deed clarifies and expands on two deeds signed in June 1684, which themselves expand and clarify earlier deeds. The grantors are four *Sakemakers* named as SHAKHOPPO, SECANE, MALIBOR, and TANGORAS, and it covers land (using today's names) between Chester Creek and Pennypack Creek much of which lies in Chester and Montgomery Counties today.

Conshohocken, on the Schuylkill River, was the designated starting point, it being along an imaginary line connecting Chester Creek to the southwest and Dublin Creek to the northeast. From the place said line intersected their respective creek, the border ran the course of the creek bed to its origin. From the head of each creek, the line travelled northwest *as far as a man can go in two days*. Presumably the endpoints of these 2 two-day treks meet or are connected but that is not spelled out in the deed. Among the list of items exchanged for this tract on this date, in addition to 200 fathoms, or 1,200 feet, of wampum, was 30 each of guns, shirts, pairs of stockings (but only 12 pairs of shoes), scissors, combs, axes, knives, lead bars, pounds of gun powder, awls, glasses, tobacco boxes, hawk bells, and 6 foot long pieces of duffel but 31 tobacco tongs.⁶⁸

PROVINCIAL COUNCIL

A bit of background is in order here: CHARLES II signed the charter that created the province of Pennsylvania for WILLIAM PENN, the Younger, on 4 March as partial repayment of the debt he owed to PENN's father, the Admiral. CHARLES had granted New York; which included not only the New York we are familiar with but also Vermont, the western parts of Massachusetts and Connecticut, and New Jersey; to his brother JAMES in 1664. JAMES was also tasked with the responsibility to govern the area of the future state of Delaware which, at the time, was made up of two jurisdictions created under Dutch rule: New Castle in the north and Hoerkill in the south. Under the rule of the Duke of York, New Castle remained relatively intact while then rest was split at the Mispillion River with Deale to the south and Saint Jones to the north. CHARLES, still owing PENN, retired more of that debt by granting them to PENN on 24 August 1682. PENN renamed Saint Jones as Kent and Deale as Sussex. What these 3 Lower Counties were, exactly, relative to the Province of Pennsylvania was never clear because Penn was never clear. Sometimes he acted as if it was a colony of the province while, at other times, he made it an integral part of the province, with all 6 counties equal in every way though the 3 Lower Counties were still subordinate to the upper 3 counties in some nebulous, unstated way.

In 1685 the Provisional Council was made up of 18 members, 3 from each of the 6 counties – the 3 Lower Counties of Sussex, Kent, and New Castle and the 3 original counties of Pennsylvania – Bucks, Philadelphia, and Chester. Terms of office were staggered so that in any given year, 6 of the seats, 1 from each county, were vacated and a full term of office was 3 years duration. The Governor, PENN, or his appointed Deputy-Governor, THOMAS LLOYD, was the President of the Council. Members served at PENN's pleasure despite being elected by their home counties.

Opposite this sat the 36-member General Assembly, an elected body that was mostly subservient to the Council but who passed laws that were subject to approval or disapproval of the Board of Trade in London. Their approval took precedence over Council actions. At first PENN appointed all members of the judiciary as was his right as stated in his charter, but this responsibility soon fell to the Council after the Assembly passed a judiciary law in 1685 which was approved by the Board. The Council was responsible for recording and surveying land grants and the collection

of quitrents. The conflicts between the Assembly and the Council and between the Governor and the Council, with and without the interference or instigation of the Board who worked with the Council when needed and with the Assembly when needed, came to head during these years.

Before WILLIAM was a Council member he worked for the Council as when, on 14 August 1684, he was one of three Commissioners appointed to appraise the value of and dispose of the ship *Harp* of London, a French *bottom* which had been seized by the Sheriff of New Castle County as the Captain did not have the necessary clearances to trade with the province. A committee was appointed to determine the ship's status and report their findings to the Council. The Council created a Court of Admiralty granting it jurisdiction over such matters and designated that Court to be made up of Council members. The committee reported to the Admiralty that it was an *unfree Bottom* and the Court condemned the ship to be sold and created the Commission of three, WILLIAM plus JAMES CLAYPOOLE and SAMUEL CARPENTER, to accomplish this. On the 14th they viewed, appraised, and sold the ship *by the Inch of Candle*, with *Tackle, apparell, & Ammunition, &c* to BARNABA WILCOX for £59.10.6. (About \$12,500 today). To sell something *by the inch of candle* meant the auctioneer lit a candle and bidding began, lasting until one inch of the candle burned, at which time the bidding was closed and the ship went to the highest bidder.⁶⁹ Council Minutes reflect something amiss in this matter as the members of the Commission were not appointed or ordered to sell the ship until the 22 August meeting though they had completed both tasks over a week earlier. On the 25th the Council gave BARNABA a week to answer whether or not he was going to purchase the *Harp*. His answer was not recorded.

WILLIAM became a member of the Provincial Council in 1685 as a representative of Kent County.⁷⁰ In that year he served with WILLIAM SOUTHEBE while in 1686 he was alone. He owned a large tobacco-growing plantation on the banks of the bay as previously mentioned. The first two years of his term 3-year term, 1685 and 1686, were two of the most tumultuous Councils to ever be held. The Council Minutes of 3 April 1685 is the first time WILLIAM is found as a member. RICHARD MITCHELL, Sheriff of Kent County had failed to return the results of the county vote to the Council without which WILLIAM could not be seated. Council member WILLIAM CLARK attested to seeing the returns in the Sheriff's possession and reading that WILLIAM FRAMPTON was the man chosen. The Council decided that this was enough to seat WILLIAM.

The Council Minutes do not contain the records of votes taken but their actions, like those of the Assembly, are extant and from these, the following has been reconstructed.⁷¹ WILLIAM was a dedicated member being present at 62 of the 65 Council meetings held after he was seated until his death then following year. He was absent on 9 April and 1 December in 1685 and 14 March 1686. This was a significant commitment as the meetings were day-long affairs and could be called for as long as 5 consecutive days or for example, from 11 to 19 May Council business was conducted every day except the 13th and 17th while on the 14th a Council committee met. There were long mid-day breaks that allowed for members to attend to their own business and personal concerns, but still it was a serious commitment.

During his first year he was involved in the drawing up of several bills, singly or in committee, on a variety of subjects reflected in the Provincial laws including:

- Chapter 15 which established the penalty for cutting down trees used as boundary markers at *not less than £10*;

- Chapter 90 legalized *in-kind* payments by *wheat, rye, Indian corn, barley, oats, pork, beef or tobacco*; this was required because there was a scarcity of coins in the province and the value of the local currency fluctuated too much to be able to accept payment in local currencies. Most all property had a yearly payment attached, for instance, William's Front Street lot had a yearly payment of 2s as stated in the deed that was payable with *two English silver shillings or value thereof in coyns*. This clause could not be readily met by many which placed ownership of the property in jeopardy. To prevent this possibility from becoming a reality, the Council drew up this legislation which made it mandatory to accept payments made with the listed commodities no matter what had been specified, stipulated, approved, or agreed to previously. It also pre-empted future problems by stating that, in all matters of law, any payment made in this manner fully satisfied any requirement for payments to be made with coins and the receiver of the payment had no legal recourse against a person making such a payment. This became law after being presented to the General Assembly and that body voted it into law.
- Chapter 80, which amended §103 of 1683, regulated the capacity for all *Tight cask for Beer, Ale, Cyder, Pork, Beef and Oyl* by *Wine-Measure* to the following volumes:



- ❖ A *puncheon* was defined as holding 84 gallons. A puncheon was a cask that held between 72 and 120 gallons, which caused problems when buying or selling a puncheon of anything, this law set the volume equivalent to a *tercian*, 84 gallons;
- ❖ A *hogshead* held 63 gallons or a half of a *pipe*;
- ❖ A *tierce*, meaning *third*, measured 42 gallons or a third of a *pipe*;
- ❖ A *barrel* held 31.5 gallons or half a *hogshead*; and
- ❖ A *half-barrel* held 16 gallons.

The volume of fluids, beer and wine in this case, were measured in *gallons* but a gallon of beer was not the same as a gallon of wine; the former occupied 282 inches³ while the latter was 231 inches³. While the *ale-gallon* became the basis for the Imperial, or United Kingdom, gallon, the *wine-gallon* became the basis for the United States gallon.

Casks were convenient to use but using something based on liquid volumes to measure dry goods which were sold by weight presented a problem. To address this, a conversion factor of 2 between dry- and wet-measure was adopted. Hence, dry goods such as *flower and biskit*, were sold in casks defined by liquid-measure amounts. Using the conversion factor, a *gallon* of flour fit into the barrel used for a half-gallon of wine; put another way, 2 gallons of flour fit into the cask for 1 gallon of wine. While the attempt to create an equivalency between a certain volume of liquid and the weight of dry goods was

inelegant (and unnecessary since the amounts were arbitrary – why not put a gallon of flour in a cask that held a gallon of wine?) it made short work of calculating the amounts being bought or sold which was a necessity of the time, education being what it was.

WILLIAM also stipulated that all casks be of seasoned white oak and set the dimensions of the staves for *barrels* at 2.4 feet long, 3 inches wide and for *hogsheads* at 3.5 feet by 3 inches. Further, all casks had to be marked with the cooper's mark.⁷²

Some of those who had been commissioned as Justices of the Peace for Kent County, the district William represented, brought no small amount of difficulty before the Council. One Justice was charged with High Treason and brought before the Court while, of the several who were so commissioned, it was not uncommon for enough of them to be unavailable that several sessions of County Court could not be held. This may have been a deliberate act to forestall local prosecutions since the area was known throughout the Mid-Atlantic colonies as a black market where parliamentary laws were seldom enforced. Those laws mandated that the raw materials of the colonies had to be shipped to English lands and colonists could only buy finished products shipped from England. Colonists were forced to sell at low prices and buy the poorest of the manufactured goods at inflated prices. Trade restrictions created the black market and with the benefits that accrued to the colonists and the proprietors, strict enforcing of London's laws was not desirable. One way to accomplish this, yet still function within the laws, was to not have the required quorum of Justices show up for a regularly-called Court session.

He received a commission to be a Justice of the Peace for Philadelphia County on 6 November 1685 which was attested to by him on 1 February 1686. This was the first large scale group of appointments to this office, WILLIAM was one of ten to receive Commissions that day. Prior to this there was one *general justice* and three *justices*. According to SCHARF and WESCOTT he was, simultaneously, appointed to sit on the Court of Common Pleas, the Quarter Sessions of the Peace, and the Orphan's Court of the County of Philadelphia. This seems unlikely as the usual process of the Council was to appoint three men as judges of law and equity at their meeting prior to the last meeting before the Court opened with the appointees receiving their commission at that meeting just before Court was in session. These authors state: *It will be observed that the members of the Provincial Council are not on the Record of Commissions, although they were ex officio justices of the peace and of the courts.*⁷³

He was just as dedicated in 1686, being appointed to several committees to inspect laws, to accept the Assembly's bills on behalf of the Council, etc. On 6 July he was commissioned to be one of three joint holders of the office of Register General, one of the most lucrative office in the province. He was one of the Council's representatives sent to the Assembly on 10 May 1686 where he was received and presented the bills that the Council had worked on. Neither the Provincial Council nor the General Assembly had a designated building where they met though, once built, they often used the Friends' Meeting House. It was not uncommon to hold meetings at a member's house if he was ill.

When the General Assembly opened on 10 May 1686, the Council served a warrant on the Speaker of the Assembly, JOHN WHITE, demanding he answer misdemeanor charges before the Council stemming from an incident that occurred while he was Sheriff of New Castle County. The Assembly ruled the Council did not have the authority to arrest any member while they were in session. Various charges of abuse and violence flew between the Assembly and Council but William seems to have escaped involvement in this contest of wills.

After his death, GRIFFITH JONES was appointed to finish out the last year of his three-year term and was reelected, serving for three more years.⁷⁴

REGISTER GENERAL

The Register General was one potentially of the most lucrative provincial positions to hold. The office was responsible for the probate of Wills (18s) and issued Letters of Administration (13s 6p) on estates; copies of the same were 4s 6p; filing an inventory cost 1s but getting a copy of that inventory cost 4s. The amounts shown were those enshrined in Chapter 2 of 1710.⁷⁵ The office registered all births, burials, and marriages as well as issued Certificates of Marriage; they also registered all persons coming into the province. On 26 June 1685 the holder of the office, CHRISTOPHER TAYLOR, died. In PENN'S absence, they appointed three men to act jointly in the office. The three appointees were ROBERT TURNER, WILLIAM SOUTHEYBY, and WILLIAM FRAMPTON and they acted jointly from June to September. WILLIAM signed as Deputy Registrar on 5 August 1686 when the Will of JOHN HENNET was proved. There seems to have been just one more Will proved before they vacated the office but this is not certain as there is no date marking when it was proved; another entry is marked as a duplicate while a third was not done properly necessitating it be proved again the following year. It seems the duties of the office were too much for the deputies, save for WILLIAM. The probate of WILLIAM'S last Will and Testament was the last item to be registered while the office was held by this 3-person team and following it in Book A of Wills, WILLIAM MARKHAM, as Secretary of the Council at the time, wrote *Here ends the Registry whilst it was under the care of ROBERT TURNER, WILLIAM FRAMPTON and WILLIAM SOUTHERSBY* which was followed by his signature. After this the Council President, THOMAS LLOYD wrote and appended his signature to the following: *JAMES CLAYPOOLE appointed Register General of this Province and territories, New Castle only excepted. 19th of 9th month, 1686.*

WILLIAM'S death was noticed in Council on 18 November and his co-appointees requested on that date that they be excused from the position as well. According to the Minutes, the Council then considered JAMES CLAYPOOLE, SENIOR for the position, he *having Lately requested y^e same*. CLAYPOOLE had expressed an interest in the office as early as the spring of 1683 and when, two years later the office was again vacant, he held three positions: treasurer of the Free Society of Traders, member of the Philadelphia Court, and a member of the General Assembly. If there was concern over a conflict-of-interest it was not recorded and, having decided in the affirmative, the Council offered the commission to him. He accepted and was commissioned as such the following day. The first item for the new Register General was to register the inventory of WILLIAM'S estate which had been done on the 26th and 27th of October; though the entry in Book A of Wills is not dated, the inventory was probably registered on 19 November.⁷⁶

PENN favored CLAYPOOLE'S appointment to that office with some making it out that PENN communicated his desire to the Council and then they acted on it but considering there is no mention of having received any letter from PENN in the Minutes, that timeline is improbable. However, when PENN'S letter did arrive, it had a string attached – henceforth, the profits of the office were split evenly between the holder of the position and PENN.⁷⁷ The reduction of area to administer, New Castle County having been removed from his jurisdiction was reduced even more as Sussex County was also taken out of his jurisdiction. It seems odd that both the upper and lower of the three Lower Counties would be removed while the middle county, Kent, remained. Difficult to administer as lots of travel involved and it is not clear if it was the duty of

the registrar to go to the county or vice versa. Holding this office was associated with negative health outcomes; not only did WILLIAM die in office but, after trying to get the commission for 4 years and finally getting it in November 1686, JAMES CLAYPOOLE was dead before a single year was out – the next registrar, DANIEL LLOYD, recorded his Will in October 1687.

ACTIVE IN PHILADELPHIA MONTHLY MEETING⁷⁸

They continued to be active members of the Society of Friends after moving: WILLIAM was received after presenting a Certificate of Removal dated 20 April 1684 from the *Half Yeares Mens & Womens Meeting at Oyster Bay on Long Island* and Subscribed by *HENRY WILLIS, WILLIAM RICHARDSON, FRANCIS RICHARDSON, SAMUEL SPICER, PATIENCE STORY, MARY ANDREWS with Severall others*.⁷⁹ WILLIAM was a trusted and active member having possession of some of the registers of the Meeting in his possession, settling disputes, assessing anxious grooms on their being clear to marry, *et cetera* while ELIZABETH was active in presenting at least three couples wanting to marry to the Meeting and both signed certificates for Friends traveling abroad and attesting to a Friends integrity to another Meeting. They allowed Meetings to be held in their home as WILLIAM informed the Meeting that a new location would be needed as he was about to start a remodel of his house where they were currently meeting. He was asked to help with finding a new place.

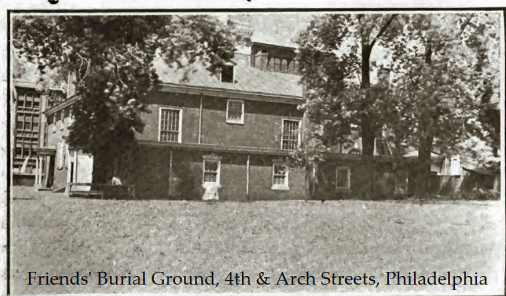
In July 1684 he was one of four men charged with deciding if the Meeting House will be built of *Brick, Stone or Timber* and to commence the hiring of workers to build the structure. He and four others advanced funds to purchase the land on which the Bank Meeting House on the west side of Front Street just above Arch for the afternoon meetings with the understanding they would be reimbursed by public subscriptions. Ground was broken in 1685 and was ready early the next year. Though designated for *evening meetings*, this house became the main Meeting House as the one built at the same time on the center square of the city was set in the middle of the woods and inconvenient for everyone. It was hoped that by being equidistant from the population centers – one on the Delaware and one on the Schuylkill – it would be used by both groups; instead, it was used by neither and abandoned after just a couple years. He was also requested to *peruse the account of the work at the burying Ground*.



On 4 January 1685 WILLIAM was one of thirteen men appointed to check all incoming vessels and keep the Meeting apprised of new residents so as to be able to better serve them by helping with their settlement and acquainting them with the Meetings held.

A Meeting was held *at the 8th hour in the morning* at his house to discuss the creation of a fund for the needy and how those monies should be administered. It was decided to draw up a Subscription list and assign a monthly contribution amount to each member to pay; WILLIAM was designated to receive those funds. He was also appointed to the committee to evaluate the needs of poor members, to provide jobs for those able to work as far as they are able, and to inform the Meeting if there are any children involved.

At the Monthly Meeting at the Bank Meeting House on Front Street held 29 April 1687 FRANCIS RICHARDSON and ELIZABETH FRAMPTON *laid some matter in Controversy before the meeting*



and, after consideration, a committee composed JOHN HAYTON, HUMPHREY MURRAY, JOHN SHELSON, BENJAMIN CHAMBERS, WILLIAM SALWAY, HENRY JONES, and WILLIAM SOUTHERBY were delegated *to meet this evening at the house of Elizabeth Frampton and to use their utmost endeavor to put an End thereto in behalf of the meeting and make report thereof to the next monthly meeting.* No report appears in the following Minutes.

ONE LIFE CUT SHORT

WILLIAM, a merchant of Philadelphia, *being sick and weak of body*, spoke his wishes to be recorded as his last Will and Testament to SAMUEL SPICER and SAMUEL BUCKLEY on the 9th of the 7th Month, 1686 – 9 September – in Philadelphia. At the time he must have thought that he would not live long enough to properly draw up a Will but then he rallied a bit as a properly drawn and executed Will bearing the same date was attached to the Nuncupative Will submitted to the Registry Office and both are contained in file number 30. WILLIAM died either that evening or on the following day, the 10th, as he was buried in the *Friends' Burial Ground* at 4th and Arch Streets in Philadelphia as noted in the Records of Burials that were kept at the Friends Library at 15th & Cherry in Philadelphia in 1916 on the 11th of September.⁸⁰ In keeping with Quaker tradition, the graves are minimally marked and those marks have disappeared in the ensuing years. WILLIAM may lie beneath the lawn in the photograph above but the Arch Street Friends Meeting was housed in successive structures. The original burying ground, which was in use by 1680, became the site of the new Meeting House in 1804. Much of the burying ground was covered by the largest, at the time, Quaker Meeting House in the world. Notably, it was not thought necessary to remove the graves before the structure went up. The undisturbed graves in the part of the burying ground along Arch Street that remained were not removed when the Meeting sold the land for development.⁸¹ The Bank Meeting House on Front Street was just north of Arch and, somewhat ironically, one of the last things that Meeting asked WILLIAM to do was to check on the new burial grounds progress and report back to the Meeting. The Will was not presented to the Register Office to be proved until the 8th of the 9th Month – 8 November. ROBERT TURNER, one of the two remaining co-Registrars, had knowledge of the correctness and validity of the instrument and, therefore, it was he who witnessed, or *Proved*, it. Though it is not stated, it would not be proper for him to witness and register it so the assumption must be that WILLIAM SOUTHERBY was the person who registered it. The items in both Wills are identical except for the witnesses. The estate was to be divided into three parts with one part reserved for his widow ELIZABETH and the other two parts equally divided between his children (not named and number not stated). He named his wife as sole executrix *and my friends SAMUELL JENINGS, of West Jersey; SAMUEL CARPENTER, of Philadelphia; and my Brother-in-Law PHILIP RICHARDS, of New York, my trustees & overseers of this my Will.* The single difference between the nuncupative and written Wills is in this last section which is as it appears in the nuncupative version; in the written one SAMUEL JENNINGS has moved into Philadelphia. It was further witnessed by WILLIAM RICHARDSON, JAMES THOMAS, and PATRICK ROBINSON in addition to SAMUEL SPICER and SAMUEL BUCKLEY. The Will was Declared, 7 November 1686 and Proved the following day. The bond of ELIZABETH, the executrix, is dated 8 November and signed by her and PHILLIP RICHARDS and CHARLES PICKERING, being witnessed by ISRAEL TAYLOR and

JOSEPH VAUGHN. The extract next states there are three seals attached, seemingly indicating attached to the three signatures on the bond but that is not for certain. They are described as:

1. a griffin's head; ... no, not that one better.



2. a heart pierced by an arrow;



3. a lion, passant.



On the same date, 8 November, ROBERT TURNER registered a *Release of Interest* that was acknowledged by ELIZABETH FRAMPTON; no other details are known.

The next file, number 31, in the extracted Book A of Wills states the is the probate of the Will of WILLIAM FRAMPTON, deceased where it is noted that JAMES CLAYPOOLE was the Register General. Elsewhere in the extract it is stated that the first item to be registered by JAMES CLAYPOOLE was the inventory of WILLIAM's estate which was done on the 26th & 27th of October by HUMPHREY MORREY, WILLIAM SALWAY, and PATRICK ROBINSON but it is not found in this work.⁸² PATRICK ROBINSON was the troublesome clerk of the Province, so much so that he was dismissed from that office on 1 October 1686.⁸³ According to the author of *William Frampton in Philadelphia*, LYNN VAN ROOIJEN-MCCULLOUGH:⁸⁴



In a book of legislative biographies, the (unverified) value of WILLIAM FRAMPTON'S personal estate is given as £812 and his 6000 acres of real estate at £2022. A 1979 article in Winterthur Portfolio describing the furniture of early Philadelphia (MCELROY 1979), claims that the earliest reference to Bermuda chairs was found in the inventory of WILLIAM FRAMPTON. These were apparently chairs made of red Cedar with a cane seat that were imported from Bermuda.

The estate, worth almost \$700,000 in 2019⁸⁵, was a long time in settling as we find ELIZABETH'S second husband, RICHARD BASSNETT, the administrator of the estate, issuing a bond on her behalf as the executrix of WILLIAM'S estate. The bond was granted to one of the creditors of the estate, THOMAS PALMER, formerly of West Jersey, late of New York, on 12 February 1692. RICHARD seems to have been acting informally as administrator as the Burlington Court granted Letters of Administration to RICHARD BASSNETT exactly one year later, on 12 February 1693.⁸⁶

Rather oddly, WILLIAM FRAMPTON appears in the Burlington Court Book on the day following his death. At a Special Session of the Court held on 10 September 1686 the suit *GEORGE MASTERS v RICHARD BASSNETT* was heard. RICHARD had posted a bond either for or in conjunction with EDWARD GREENE, probably to guarantee his appearance in Court, but GEORGE

MASTERS was unable to locate him to collect a debt and wanted to have the amount of the posted bond. WILLIAM FRAMPTON and JOHN KING testified, via a *Certificate read under their Attestation*, that they saw EDWARD GREENE in Pennsylvania after the 14th of August last. RICHARD showed the Court that MR. GREENE was in the area less than a month ago and could have been apprehended had MASTERS taken the appropriate steps to have him apprehended. It didn't work and the Court found for the plaintiff.⁸⁷

A lawsuit was brought in Burlington Court on 15 March 1698 against ELIZABETH as executor by RICHARD and ELIZABETH DELL whose interest in the estate is not stated. ELIZABETH pled *plene administravit* meaning that all the assets have been found and distributed and nothing remained. ELIZABETH, the eldest daughter of WILLIAM, had to appear at Court at the next Session and acknowledge her receipt of, and satisfaction with, receiving £100 from the estate. WILLIAM's other two children, THOMAS and SARAH, had to appear and acknowledge that they were satisfied with each receiving £100 from the estate when they come of age.⁸⁸

A letter from WILLIAM MARKHAM to PENN, dated 8^{ber}: 5th 1686 or 5 October, blames the delay in getting his previous letter sent to WILLIAM's death: *JOHN KING being Retarded by the many Irons WILLIAM FRAMPTON had in the fyre, and since by his Death being his Chief ffreighter, from sayling hence according to Expectation when I Sealed the pacquitt of the 22d of 7^{ber}.....* His next comment is that *WILLIAM FRAMPTON was buried on the 11th* and, as the events are reported sequentially, he meant 11 September.⁸⁹

WILLIAM's replacement as a representative from Kent County on the Provincial Council was GRIFFITH JONES as noted in their Minutes of 30 March 1687.

ELIZABETH sold their Pearl Street house in New York on 21 December 1686 to JOSEPH THROCKMORTON. If and how this was related to a bond given to JOSEPH by WILLIAM and GEORGE MASTERS on 31 July 1682 is not known.⁹⁰ She witnessed the signing of the last Will and Testament of PHILLIP LEHNMANN of Philadelphia on 26 October 1687.⁹¹ The inventory for the estate of JAMES CLAYPOOLE, done in October 1687, lists WILLIAM FRAMPTON as a debtor.⁹² At some point, ELIZABETH FRAMPTON mortgaged 4 properties in Pennsylvania to JOSEPH THROCKMORTON for £310 *Lawfull Silver Money of Pennsylvania* to be paid on 1 August 1689. Given the use of *FRAMPTON*, the mortgage was probably made before she remarried. The properties were a lot on *Dellaware Front Street* and *also a bank Lott opposite thereto*, ten acres *at the North End* of town and *Five Hundred acres* in the Township of Cheltenham.

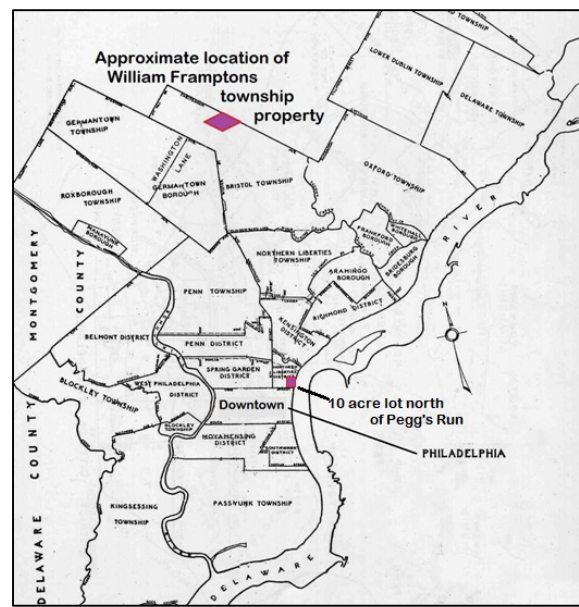
ANOTHER LIFE GOES ON

Then it was her turn to marry: ELIZABETH and RICHARD BASSNETT were presented the first time before the Philadelphia Meeting for marriage on 26 August 1688 by JOAN JONES and PATIENCE LLOYD, the widow of ROBERT STORY from their days in New York. The second presentation came on 30 November 1688 by PATIENCE LLOYD, this time with SARAH WELCH. They were married before the Philadelphia Monthly Meeting but not on 30 September as some sites appear to state.⁹³ RICHARD was from London according to the Minutes of the Rancocas-Burlington Meeting cited later. He had 4 children from what must have been a previous marriage as one is old enough to be married and have a child of their own by 1694. His children were WILLIAM, MARY, ELIZABETH, and HANNAH. MARY was an early benefactor of Saint Mary's Anglican Church in Burlington. After marrying ELIZABETH, he refers to her children his *son-* or *daughters-in-law* rather than his *stepson* and *stepdaughters*. As already mentioned, he handled the estate of

WILLIAM FRAMPTON from 1692, being appointed administrator by the Burlington Court in 1693. RICHARD was the land agent for HENRY STACY of Spitlefields, Stepney, Middlesex and some others in England and Ireland and is found on twenty or more of colonial conveyances in West Jersey, most in Burlington but some in Gloucester County. He owned several tracts of land in West Jersey including a wharf lot in the town of Burlington as well as a property by Yorkshire Bridge where he built several houses; 300 acres in the 6 Lower Tenths, 700 acres in West Jersey; 1/8 of all the mines under the plantation of SAMUEL OLDALE; and *tenements or dwelling house* on a *wharf lot* on the *Island of Burlington* from the heirs of WILLIAM GOFORTH.⁹⁴ He was a trial juror between 1682 and 1687 becoming a Justice of the Peace in Burlington County and sat on the Bench at the Courts of Sessions, of Quarterly Sessions, and Common Pleas from 1686 to 1692; he acted as Attorney General in 1692; appointed Coroner in 1687 to determine if SAMUEL BINGES death from a fall from a roof was accidental or not; appears as the attorney in a few cases between 1690 and 1694; and presided over Court Sessions that were held at his house from 1688 to 1692 including one with EDWARD HUNLOCKE, Deputy Governor of West Jersey and husband of his daughter MARY, wherein PHILIP RICHARDS, the husband of ELIZABETH's sister MARY, charged CALEB CARMAN with violence and theft related to his sloop *Susanna* that ran aground near Cape May. In 1687 he charged JOHN CHAMNIS with forgery after CHAMNIS marked a bill with RICHARD's and noted a £9 payment. Found guilty, CHAMNIS was ordered to the town pillory where one ear was to be chopped off. Between 1683 and 1693 he is found obtaining a license to have a *victualling house* allowed to serve beer and ale and one for a tavern in 1694.⁹⁵ Another RICHARD BASSNET appears in the Court records after 1694 when said person is appointed as Overseer of Highways for the Second Tenth in 1696; this person is unknown.

ELIZABETH forfeited the mortgage she gave to JOSEPH THROCKMORTON when she did not make the required payment on 1 August 1689. On 15 May 1693 the Pennsylvania General Assembly levied a *one penny per pound* general tax on the value of personal and real estate owned in the province and we find RICHARD BASSNETT paying 12s. 4d. on property held with an assessed value of £150. It was most likely the property ELIZABETH held as the widow of WILLIAM which, once she married RICHARD, became his responsibility. The value probably included the Cheltenham and Northern Liberties tracts as they were not taxed under those headings and some who were named have the notation that they were taxed in the city for their rural holdings.⁹⁶

ROBERT SKELTON did *peaceably re-enter upon* the 16th of November 1693 and the parties made an agreement by which RICHARD and ELIZABETH BASSNETT *stand Justly Indebted* to ROBERT and ALICE SKELTON in the amount of £303.19.3. The creditors settled for £247 *in good ready Silver Money* as payment in full for the mortgage because *the decay of the House, Wharffs, fences and want of Tenants* have depreciated the value of the mortgaged properties. They further agreed that RICHARD BASSNETT will sell the mortgaged properties to PHILIP RICHARDS for £247. A tripartite deed was signed on 23 November 1693 that put their agreement into effect. The first party was RICHARD BASSNETT of Burlington, *Inholder, i.e.,* the holder of the property being sold, now her husband and ELIZABETH, *late FRAMTON, now BASSNETT, relict and ex'rix of the estate of WM. FRAMTON, deceased, Merchant of Philadelphia, with the Consent of ALICE, late THROCKMORTON, now*



SKELTON, as relict and ex'rix of the Estate of JOHN THROCKMORTON, of Middle Town, in East Jersey, Yeoman, Deceased. The second party was ROBERT SKELTON, *now of Middle Town, aforesaid, Yeoman, Now husband to the said ALICE, adm'ors on the Estate of JOSEPH THROGMORTON, Mariner, also deceased.* The third party was PHILIP RICHARDS, *of the town and County of Philadelphia, Merch't* who was married to ELIZABETH's sister MARY. The properties were:

- ❖ Their brick house on Front Street described as *Dellaware Front Street Lott with all the houses, gardens, fences, and improvements thereon, lying between Walnut Street and Spruce Street, Containing in breadth forty-two feet on the east side of Front Street, and, in Length, 255' on the north side and 201' on the south and being between SAMUEL JOBSON'S lot to the south and SABIAN COLE'S to the north, and bounded on the west by the swamp or marsh, i.e., Dock Creek.*
- ❖ Town Wharf described as the *bank lott, With all the Keys and Wharffs thereon, and all the priviledges thereto belonging.*
- ❖ The 10-acre Northern Liberties tract.
- ❖ The 500-acre Cheltenham Township tract.

RICHARD and ELIZABETH had JOHN CLAYPOOLE act on their behalf as their attorney and appear in the Philadelphia County Court to record the transfer. It was received in Court on 6 December 1693 by the Clerk, none-other-than JOHN CLAYPOOLE, and it was recorded *and corrected* by JONATHON HUGHES on the 10th.⁹⁷

After marrying, RICHARD purchased bought a couple more town lots, one from WILLIAM BIDDLE and his wife, and another from the estate of ROBERT POWELL, both being recorded on 13 January 1693. He transferred or sold a parcel to his daughter MARY on 23 July 1691 and sold the OLDALE plantation *mines*, termed *mineral rights*, to NATHANIEL WESTLAND on 9 October 1694.⁹⁸

A NEW HUSBAND AND A NEW COLONY – WEST NEW JERSEY

ELIZABETH BASSNETT appears several times in the Burlington County Court records mentioned above though whether this was RICHARD's wife or daughter is not always evident.⁹⁹ She provided evidence in 1691 against JAMES BLAKE who was facing charges of raping the prisoner ANNE BRADGATE; in another proceeding she is one of several residents who have had items stolen from their homes, a shirt in her case. The accused was DANIEL MCCARTY who was found guilty and sentenced to be whipped 39 times while walking through town, followed by permanent banishment from the province. RICHARD BASSNETT of Burlington, New Jersey, signed his last Will and Testament on 8 October 1694 which was witnessed by BENJAMIN WHEAT, BERNARD DEVONISH, and PHILL RICHARDS. He died later that same day and the Will was proved valid before Court on 13 October 1694.¹⁰⁰ RICHARD named his wife as executrix and *Friends*, that is to say his co-religionists, *JAMES MARSHALL, FRANCIS DAVENPORT, and JAMES HILL* as *executors in trust*, this last being followed by the phrase *each five pounds*. It is not clear if the phrase was a bequest to each Friend or a bond required of each Friend. ELIZABETH received letters testamentary and posted a bond that same day with JOHN DAY and BENJAMIN WHEATE as co-bondsmen. *Legacies to son WILLIAM BASNETT; and daughter MARY, wife of EDWARD HUNLOCK*

and their daughter SARAH are made. Daughters ELIZABETH and HANNAH; son-in-law THOMAS FRAMPTON; and daughters-in-law ELIZABETH and SARAH FRAMPTON are also named.¹⁰¹ As stated before, these last three were the children of his wife ELIZABETH and her first husband WILLIAM FRAMPTON. That RICHARD had daughters named ELIZABETH and HANNAH may explain some of the claims made by others. ELIZABETH BASSNETT may be the doubtful second daughter attributed to WILLIAM and ELIZABETH that bore the name ELIZABETH as asserted by some. HANNAH BASSNETT could be the HANNAH that some have attributed to WILLIAM and ELIZABETH despite the timeframe given for her birth not being possible unless she was a twin, which is highly unlikely as no source makes mention of such a thing. This explains why WRIGHTNOUR states that WILLIAM and ELIZABETH had three children: THOMAS, ELIZABETH, and SARAH. The estate was valued at £1,962.10.08 and included over 93 ounces of silver, land, and 6 negro slaves according to the inventory filed on 30 October 1694. Perhaps these were the same six from the *Isabella*. On the 27th of October JAMES MARSHAL, PHILIP RICHARDS, and JAMES HILL filed affidavits with the Court stating it was their belief that the testator meant to give his executrix full power to sell any part of the estate.¹⁰²

ELIZABETH BASSNETT bought property in the town of Burlington from DANIEL LEEDS on 4 December 1694. Whether or not this is the same 29-acre tract of house lots along Absecon Creek in town that was surveyed for ELIZABETH BASNETT by THOMAS GARDINER on 5 July 1701 is not known.¹⁰³

ELIZABETH, acting as executrix, sold some of RICHARD'S property on 10 December 1698 to SAMUEL FURNIS, a *sadler* from Burlington (saddler, making horse saddles). She then sold the 23.5 acre lot within the town that was on the west side of Yorkshire Bridge on Pope's Run and *the Town Creek* that RICHARD had bought from ROBERT STACY on 12 March 1690.¹⁰⁴

TAVERN KEEPER – ELIZABETH WAS NO ORDINARY WOMAN

On 3 November 1696 ELIZABETH was licensed to run an *Ordinary* or tavern in Burlington, continuing the business of her deceased husband RICHARD; the license was renewed on 9 May 1698 and 8 May 1699. The tavern was *on the south side of Broad Street, east of High*, and became gained notoriety when it emerged that it was a pirate hang-out! ROBERT HICKMAN sailed from Rhode Island on the *Pearl* captained by WILLIAM MUSE in 1694 heading for the lucrative pickings of the East Indies. The *Pearl* had to be towed by HENRY AVERY'S flagship, the *Fancy* to keep abreast of the six, later reduced to five vessel squadron. After spending time on Madagascar he made his way to the Caribbean where he joined the crew of the *Nassau*, under the command of CAPTAIN GILES SHELLY.

Knowledge of WILLIAM KIDD'S last venture is required to understand what happened to HICKMAN. KIDD sailed from New York with the King's commission to capture pirates in the Indian Ocean on the *Adventure Galley* with a crew of 154 in September 1696. He also had a second commission to capture French vessels. After eight months of nothing, they unsuccessfully attacked an East Indiaman and then the pirate-hunter became a real pirate in August 1697 when he captured the English vessel *Mary*. They captured the *Quedagh Merchant* in January 1698 sailing under a French flag with an English captain. This was a legal prize and, rather unusually, KIDD'S commissions circumvented the Admiralty Court and allowed him to claim the ship as his own. The rechristened *Adventure Prize* soon made for the Caribbean where several crewmen boarded the *Nassau* during April 1698 bound for New York. The *Nassau* deposited Kidd's crew and left New York in June 1698, heading to the East Indies. Whether or not HICKMAN was

crewing for the *Nassau* in 1698 is uncertain but his presence on that vessel in 1699 tied him to WILLIAM KIDD whether or not the two had ever met. In December 1698 WILLIAM III promulgated an order which pardoned pirates for acts committed before July 1699 in the Indian Ocean if they surrendered to one of the four designated agents before 30 April 1699. Wanting to take advantage of the order, the *Nassau* sailed into Delaware Bay where HICKMAN and five others turned themselves into the Governor of West Jersey, JEREMIAH BASSE. The fact they arrived on 27 May 1699 would be their undoing. Appointed Governor for both Jersey provinces in 1697, BASSE was the anti-pirate choice for good reason; he had been held captive by pirates off the coast of Puerto Rico years before.¹⁰⁵ Unfortunately BASSE was not one of the four men named in the order so he asked WILLIAM POPPLE, Secretary of the Council on Trade and Plantations, for instructions. This turned into a rather lengthy process as there were several letters between the two before matters were settled. An Admiralty Court had been set up in New York as a result of BASSE's actions in 1697 but it proved to be of little use as the order required all pirates to be tried in London. The Vice-Admiral was RICHARD COOTE, 1ST EARL OF BELLOMONT was one of the financial backers of WILLIAM KIDD when he had been fitted out as a pirate catcher and worried that this association with the pirate-hunter turned pirate would retard his progression up the ranks of English notables, he betrayed KIDD first by imprisoning him after granting him safe conduct and second by hiding the evidence that could have cleared KIDD of the piracy charges, but not the murder charge. KIDD had entrusted the evidence to LORD BELLOMONT just seconds prior to being betrayed and arrested.

Returning to HICKMAN, BASSE had angered BELLOMONT in 1698 when he asked for proof of his commission as Vice-Admiral. BELLOMONT, who was also the Governor of New York, New Hampshire, and Massachusetts Bay colonies, threatened to charge BASSE with treason for refusing to turn over jailed pirates to him for prosecution.¹⁰⁶ Jailed pirates had a habit of escaping before being prosecuted which was BELLOMONT's reasoning while BASSE was concerned that taking custody of HICKMAN could lead to the charges against him being dropped because he did not have the authority to accept HICKMAN's surrender. HICKMAN was one of the two pirates placed in Burlington jail in 1699 after their surrender. Their chests were seized and found to contain 30 pounds of silver, a *Parcell of Arabian & Christian gold*, amber & coral necklaces, silks from India, and 7,608 *dollars & Venetians* (Scottish dollars were in use until 1707 and a *Venetian* meant the *lira* coin). Their enmity was so great that BELLOMONT wrote the following a letter to the Council of Trade and Plantations, dated 29 November 1699:

Your Lordships will meet with a pass among the other papers to Sion Arnold, one of the pirates brought from Madagascar by Shelley of N. York, signed by Governor Basse, which is a bold step in Basse after such positive orders as he received from Mr. Secretary Vernon, but I perceive plainly the meaning of it, he took several pirates at Burlington in West Jerzey and a good store of money with them as 'tis said: and I dare say he would be glad they [?] should] escape, for when they are gone who can witness what money be seized with 'em? I know the man so well that I verily believe that's his plot.¹⁰⁷

He followed this with another dated 6 December 1700:

Mr. Basse, too, has writ to severall people in the Jersies that I shall speedily be displac'd, and he shall be a main instrument in getting it done. As to the good Bishop, he has espous'd Fletcher with all his corruptions against me. I have nothing to say to him but that he is as wise as he is learned. Basse is the most a scoundrel that I ever knew; he will bragg and lye with any man living, even with Col. Fletcher, and is a rank coward, was kick'd on board the Deptford in our voyage from Barbados hither.¹⁰⁸

HICKMAN was held in jail while GOVERNOR BASSE waited instructions from London to arrive; when it arrived, the answers were inadequate and the correspondence continued. The Quaker community voiced their displeasure at keeping someone locked while the matter was settled. Bowing to the pressure, BASSE allowed HICKMAN liberty to spend his confinement at a local inn and he choose ELIZABETH'S establishment. While waiting for news, he met DOROTHY TATHUM and after a brief courtship, he proposed marriage, but a secret one. Her father JOHN hated the Quakers and everything they did and everything they stood for. DOROTHY and ROBERT were married in ELIZABETH'S tavern with great secrecy in February 1700 but the news was all over town within a week. JOHN TATHUM sat on the bench of the Burlington Court and the consequences for ELIZABETH were disastrous. At the Court of Sessions and Pleas in Burlington, held on 20 February with MAHLON STACY, FRANCIS DAVENPORT, PETER FRETWELL, WILLIAM BIDDLE, JOHN ADAMS, JOHN WILLS, JOSHUA NEUBOLD, and RALPH HUNT seated; THOMAS GARDINER as King's Attorney (and ELIZABETH'S #3); and JOSEPH CROSS, Sheriff, the Court was unanimous in finding that ELIZABETH BASSNETT *WIDDOW* had violated the terms under which she was operating her tavern

for allowing and countenancing in her house an Illegal and Clandestine Marriage between one ROBERT HICKMAN, under Custody of the Sheriff as a Suspected Pirate (and that to the knowledge of said BASSNETT) and MRS. DOROTHY TATHAM, Eldest daughter of JOHN TATHUM, Esqr and, after said Marriage, in provideing, conniveing, and suffering them to go to Bedd together in her house to the great damage grief and affliction of the parents of the said MRS. DOROTHY, the Reproach of the Province, and Scandal to the Christian Proffession and Civil Society and Neighbourhood.

To obtain her tavern license she had to post bond in the amount of £20 (over \$8,000 in January 2019) and ISAAC MARRIOT and BENJAMIN WHEAT, acting as sureties, also had to post bonds, each in the amount of £10. These were to guarantee *the well behaving* of ELIZABETH *in keeping an Ordinary*; the Court declared the bond and the surety bonds forfeit and had liens placed on the goods and chattels of each of the three which, unless payment was received, would result in confiscation of any and all personal items, and real estate, to cover the amount of the lien. This was a particular abuse of the law as the surety bonds were put up solely as a guarantee of payment for her bond and not as additional bonds as they were treated in this case. While it is not known what happened after sentence was passed, hopefully someone had the brains to put a halt to the illegal orders coming from the Court. They also revoked her tavern license but allowed her

one month to sell the remaining alcoholic beverages she had in the tavern.¹⁰⁹ On that same date another case was heard when SAMUEL THOMAS and LEONARD CLARK were charged with fighting at the tavern.

So what became of ROBERT HICKMAN? He was sent to Newgate Prison in London and stood trial alongside WILLIAM KIDD at the Old Bailey on the 5th and 6th of May 1701. He was accused of *piratically seizing* the ship *Satisfaction* and a *Moorish* ship. To obtain a pardon under the 1698 Pardon, he had to change his plea to guilty. When asked if he had anything to say, HICKMAN declared: *I came in according to the King's Proclamation; I came in within the time limited*. The Court asked for Silence and then the Sentence was pronounced:

Dr. Oxenden. You the prisoners at the bar, WILLIAM KIDD, NICHOLAS CHURCHILL, JAMES HOWE, GABRIEL LOFFE, HUGH PARROT, ABEL OWENS, DARBY MULLINS, ROBERT HICKMAN, and JOHN ELDRIDGE; you have been severally indicted for several piracies and robberies, and you WILLIAM KIDD for murder. You have been tried by the laws of the land, and convicted; and nothing now remains, but that sentence be passed according to the law. And the sentence of the law is this;

*'You shall be taken from the place where you are, and be carried to the place from whence you came, and from thence to the place of execution, and there be severally hanged by your necks until you be dead. And the Lord have mercy on your souls.'*¹¹⁰

When the trial was over, HICKMAN was not pardoned since he had not met the deadline and the sentence stood, based on his own confession of guilt (which was required to obtain a pardon). With that, WILLIAM III's credibility plummeted and nation was observed to be the most corrupt and amoral in Europe. The English and the colonists viewed the government and the king as liars; untrustworthy liars who did not warrant their support or allegiance. But ... ROBERT had chosen wisely and it was ELIZABETH's actions that inadvertently saved his life. It was only by her breaking the law that HICKMAN was married. His wife DOROTHY was up to the challenge; she made the rounds of London, got a stay-of-execution, and restored her husband to freedom. They returned to the New World where HICKMAN, a changed man, offered his expertise to PENN in an effort to curtail the river piracy problem that plagued the Lower Counties. DOROTHY's father was not a changed man and he disinherited her; she was better off without him.

Pirates? *Again??* This is the sixth ancestral line to have had dealings with pirates. ELIZABETH's entertaining a pirate is a bit more light-hearted when compared to what BENJAMIN BORDEN, JAMES GROVER III and his son CAPTAIN SAFETY GROVER got up to. They and a hundred friends charged into the King's Court in Middletown brandishing weapons and demanded the officials disburse. Attempting to hold this Court was illegal as it violated their rights under the Monmouth Patent and the laws as promulgated by the General Assembly. A scuffle took place which saw the prisoner, MOSES BUTTERWORTH, change hands a few times before the colonists gained the upper hand. They proceeded to lock up the King's officials for four days including JEDIDIAH ALLEN of Shrewsbury, yet another ancestor. The prisoner was being held on charges of piracy after he turned himself in and claimed a pardon; he was never heard from again after gaining his freedom. Grover, Grover, Borden and associates apparently were on the right side of the law for, if the Court had been legal, they could have been charged with treason. Two of the perpetrators were seated justices at the next Court session. To think that ELIZABETH lost her tavern license and was fined \$8,000 for allowing an adult couple to marry while these guys got off scot-free after holding the King's officials prisoner for 4 days – sure seems that the punishment did not fit

the crime. And of course there's the swash-buckling MORAT RAÏS AL-SAGHIR, Admiral to the Sultan of Morocco.

THE THIRD TIME IS A CHARM

The twice-widowed ELIZABETH then announced her intention to marry THOMAS GARDINER AT Burlington Meeting probably in July 1701. He was cleared to be married as found in the Minutes of the 6 August 1701 Meeting at Burlington after which they announced for the second time their intent to marry and they were given *the liberty to accomplish their said intention*. The Minutes of the Rancocas-Burlington Meeting contain a listing of marriages and it is the date of the second announcement given as their date of marriage. At that same meeting ELIZABETH's daughter SARAH made her second announcement of her intent to marry JOHN BORRODAILLE, which was also approved. ELIZABETH and THOMAS were married on 14 October 1701 at Burlington Meeting in Burlington County, New Jersey. The certificate of marriage was signed by 60 people, including her daughters and their husbands – the newlyweds SARAH and JOHN BORRODAILLE, and ELIZABETH and JOHN WILLS; and her step-daughters HANNAH BASSNETT and her sister MARY with husband EDWARD HUNLOCK.

THOMAS GARDINER appears in the aforementioned Burlington County Court Book as the King's Attorney beginning in 1697 and also as a sitting Judge for the Courts of Session, of Pleas and of Common Sessions for the same period of time. He was appointed County Treasurer in August 1700 and was fined for not taking care of two lots he owned in Burlington in 1707.¹¹¹ He was one of several men involved in one of the early Indian purchases in Burlington County.¹¹² His first wife was HANNAH MATTHEWS and they had 7 children between 1684 and 1700 including SARAH GARDINER (born 1695) and MATTHEW GARDINER (born 1698). SARAH GARDINER married WILLIAM BASSNETT who may be the son of RICHARD BASSNETT as appears in his Will, but there is no evidence to support the claim that ELIZABETH POTTER FRAMPTON was his mother. SARAH reappears in the SARAH FRAMPTON and JOHN BORRADAILLE biography.

After they married THOMAS GARDINER is found named in many land transactions as he was a surveyor. The transactions include several that were probably an investment on his part. Two stand out: a survey dated 30 July 1713 for 2,783 acres described as *the last Indian purchase above the Falls* on the Delaware which could be related to an earlier purchase of a large tract *near the Falls* made by THOMAS and several others on 11 November 1703; and an acknowledgement of property ownership as one of the trustees of the Burlington Friends' Meeting House on 29 May 1708. Other noteworthy transactions occurred in the years before they married include the transfer of lands to his sons MATTHEW and THOMAS JUNIOR on 8 October 1700 and the sale of land in Northampton Township to another ancestor ANTHONY ELTON on 22 November 1698. A deed dated 15 March 1701 records the sale of two tracts containing 800 acres called *Grovely* in Gloucester County where THOMAS GARDINER *formerly lived*. It was near *Matthew's branch* of Woodbury Creek and on the Delaware and bought by MICHAEL LAYCON.¹¹³

ELIZABETH's second and third husbands, RICHARD BASSNET, innholder, and THOMAS GARDINER, yeoman, respectively, were two of the eight trustees of Burlington Friends' Meeting who took possession of the first land owned by the group as appearing on a deed dated 14 February 1692. The land, purchased from SARAH FARR for 10 shillings, *fronted the High Street* and ran through to Wood Street and was to accommodate both a Meeting House and a burial ground.¹¹⁴ The 1.5 acre parcel remains on the same sight, at 340 High Street, with 1 acre burial ground and the rest for the Burlington Meeting House and Center for Conference and other structures. ELIZABETH's

last years are not well documented. It is believed she passed away in 1711 but even this statement is not definitively supported in the records reviewed to date. THOMAS died in 1712.¹¹⁵

THOMAS'S personal estate was valued at more than £930 on 12 September 1712; it was sequestered on 15 September and an administrator was appointed on 25 September. ISAAC PIERSON, the husband of the eldest daughter HANNAH GARDINER, received that appointment. On 1 October MATTHEW GARDINER, a minor, chose ABRAHAM BICKLEY of Philadelphia and JOHN WILLS to be his guardian.¹¹⁶ *A deed is found (AAA435-6), dated 17 Jan 1712, in which the heirs of William Frampton are identified as Thomas Frampton of Burlington, a cooper, and Elizabeth his wife, one of the daughters of William Frampton; and John Borradaile of the same place, and Sarah his wife, the other daughter. Thomas sells the real estate for £300 to Abraham Bickley and the others quit-claim for 5s each.*

Issue:

- 1) ELIZABETH FRAMPTON: married JOHN WILLS on 21 April 1701.¹¹⁷ They signed her mother's certificate of marriage to THOMAS GARDINER at Burlington Meeting on 14 October 1701. JOHN died before August 1714 when his Will was probated. In it he names children JAMES, WILLIAM, ELIZABETH, and HESTER, all underage, and his wife ELIZABETH. Brother-in-law JOHN BORRADAILE signed the estate inventory on 29 January 1715.¹¹⁸ More research is necessary to confirm that two other husbands linked to her are valid: she is said to have married JOSHUA HUMPHREYS on 1 January 1716 in Burlington, Burlington County, New Jersey. He died and she remarried on 22 November 1729 to JOSEPH FENIMORE at Burlington Meeting in Burlington. She died 22 January 1744 in Northampton Township, Burlington County, New Jersey.
- 2) THOMAS POTTER FRAMPTON: married ELIZABETH ELLIS in 1712 in Burlington, Burlington County, New Jersey. He had 210 acres surveyed in Burlington County on 18 November 1708; bought land in the town of Burlington from RICHARD WEBSTER on 1 January 1718; and sold a lot in town to RICHARD GRAVES on 7 November 1719 and another *on the west side of High Street* to JOHN PARSONS on 6 February 1722.¹¹⁹ They lived in Trenton which was in Nottingham Township at the northern end of Burlington County in West Jersey. He died 27 December 1726 in Philadelphia, Philadelphia County, PA? Note that this descent remains speculative despite the comprehensive research recently done by the author of the Frampton Family site.¹²⁰ That they had a son named THOMAS is not in doubt; whether he was the husband of ELIZABETH ELLIS has apparently not been proven.
 - a. JOHN FRAMPTON: born c 1714 in Trenton, Burlington County, West Jersey. He married ELIZABETH OPDYKE CRITCHFIELD circa 1740 in West Jersey where they had 8 children. JOHN died in Mifflin County, Pennsylvania in 1784 and ELIZABETH 2 years later.¹²¹
- 3) SARAH FRAMPTON: married JOHN BORRADAILE on 14 August 1701 in Burlington, Burlington County, West New Jersey. Continued in separate file.

Appendices

Appendix 1: WILLIAM PENN (1644 – 1718) AND THE HOLY EXPERIMENT

Appendix 2: PENNSYLVANIA LAND RECORD INDEX ENTRIES

Appendix 3: SPRINGETTSBURY MANOR

Appendix 4: TOWN WHARF LEASE

APPENDIX 1: WILLIAM PENN (1644 – 1718) AND THE HOLY EXPERIMENT¹²²

WILLIAM PENN received his Charter for Pennsylvania in March 1681 and was immediately faced with the need to raise capital if this venture was to ever have a chance to grow and prosper. He needed to sell land and in order to do so he needed to attract investors. But not just anyone, they had to be someone who was committed to the success of his grand experiment and have the skills and resources necessary to see that commitment through.

WILLIAM'S paternal grandfather was GILES PENN, a ship owner and merchant from Bristol. His business concerns took him to Morocco on several occasions and he was so familiar with Salé that he guided the English fleet to the harbor in 1637 which was instrumental in gaining the release of about a thousand English captives. At this late date, our ancestor JAN JANSEN VAN HAARLEM had taken up residence in Walidia however it is quite likely that JAN and GILES met on one of the several voyages undertaken by GILES to gain a profit for his mercantile business.¹²³

Other proprietors had made offers of large tracts of land tomorrow for extraordinary prices today. And it worked ... to a point. Investors quickly got involved in land speculation, buying up huge swaths of futures in land and watch the price go up and then sell their futures to the next investor and reap a tidy profit without contributing much other than start-up capital and cashing-out when the profits realized from selling outweighed the chances of greater profits, or worse, decreasing profits, from holding onto the futures too long. Penn did not want that and he had to find a way to safeguard against it. And he did.

This was more than just an investment to him and, to a degree, to his family but, in the end, it was a business and businesses must show a profit if they are to succeed.¹²⁴ To that end he created a special class for the first to invest – they became a member of the exclusive group known as *First Purchasers* whose number PENN limited to 50, on paper. Exclusivity is always a good selling point. Each New World venture seems to have their particular group – East New Jersey had their 24 Original Proprietors made up of 12 *Patentees* and 12 *Associates* while the Monmouth Patent had their *Associators*. By July 1681 Penn had worked out most of the details of his plan. For every 5,000 acres purchased, 100 acres in the Liberty Lots and 2 acres in the city of Philadelphia was reserved for the buyer. Often the First Purchaser wasn't a single person but a group of investors and for each First Purchaser there was 1 share in the city of Philadelphia. To dissuade the land speculators from buying into his endeavor a stipulation was included that required every First Purchaser who invested in 1,000 acres or more was required to settle a family on that, and each, 1,000 acres bought within three years. Failure to do so would move their patent farther up into the back country while the original tract would be sold or rented to others.¹²⁵ Another population-enhancing stipulation added 50 acres for each servant settled in the



colony to the purchaser for not-quite-free – annual quitrents payable to Penn of course were 4 shillings per servant. Upon completion of their term of service, indentured servants received 50 acres with an annual quitrent of 2 shillings.

WILLIAM FRAMPTON was a *First Purchaser*, taking up 2,000 acres in Kent County during February 1681 (o.s.). The first 1,000 acres he bought on the 21st as the purchasing agent for JOHN BRICKLOW; the second 1,000 acres he bought for himself on the 24th. These transactions are found in Book A of Patents; he is also found in the *Original Purchasers* Register Index, as the last entry, for a Warrant for 500 acres that was granted to him on 13 July 1683. Be that as it may, while WILLIAM is referred to as an original purchaser, his name does not appear on lists of First Purchasers.¹²⁶ These large landholders were also granted land just outside of the city in the Liberty Lots, the buffer-zone for the city. The acreage was 2% of the purchase or 200 acres for every 10,000 purchased. And added to this was the allotment in the city. That was also a 2% calculation – 2% of the acreage in the Liberty Lot, or 4 acres for every 10,000 purchased.

The offer attracted three key groups of investors. A group of Welsh Quakers purchased 30,000 or 40,000 acres (depending on the source consulted) aptly named the Welch Tract west of Philadelphia. Today this is *the Mainline* with the towns of Bryn Mawr, Merion, and Haverford.

Another key group was the Free Society of Traders, a joint-stock company that was made up of wealthy Quakers, successful businessman, landowners and PENN's personal contacts. The first 100 Society members who purchased 5,000 acres were rewarded with PENN's pseudo-title of *Baron* or *Lord*, along with a modicum of self-governance that made PENN's life easier and annoyed the others in the colony. These purchasers held the lion's share of the land – in 1682 the land held by just 41 of the 470 original buyers accounted for almost 50% of the total; two years later and after a concerted campaign to entice the smaller buyer/investor, not much had changed: 9% of the buyers held 44% of the 860,000 acres sold. Over time later writers have muddled the definition of a *First Purchaser* such that all 470 *Original Purchasers* are sometimes incorrectly gathered under the rubric of *First Purchasers*.

The Free Society of Traders bought 20,000 acres in one parcel named the *Manor of Frank*. The cost was £400, the normal rate, but with a reduced annual quitrent of just 1 shilling (costing

PENN over \$8,000.00 a year in today's equivalent) and three seats on the Provincial Council in exchange for bringing their expertise and money to build the economy. Some write that the Society *received* the acres sounding as if they did not pay for them, but they were charged the usual £100 for 5,000 acres; technically they did receive them, after buying them. A lackluster engagement of the membership, antagonism from non-members brought on by the attempts of the Free Society to steer the lucrative contracts from neighboring colonies to their own businesses, coupled with the greater degree of business acumen exhibited by the non-members and high levels of debt with a spate of lawsuits spelled disaster with the Society ceased to function as any type of force in Philadelphia within two years and by 1686 they were forced to sell their extensive property holdings to retire their debts. The corporation managed to muddle through until 1723.¹²⁷ But all was not lost, their offices and warehouses were on a hill on the south side of Dock Creek and the Free Society of Traders is recalled every day in Society Hill.

The third key group was made up of German investors, mainly religious dissenters from Frankfurt. They bought 15,000 acres under the leadership of FRANCIS DANIEL PASTORIUS settling the German Township northwest of the city. Today it is Germantown.

Within four months of his July 1681 announcement, PENN had sold over 300,000 acres to 300 *First Purchasers*. By 1685 the numbers were 700,000 acres to 600 *Original Purchasers* and PENN realized a £9,000 profit (roughly \$1.8 million in January 2019).¹²⁸ Sales slowed after this with an additional 100,000 acres being sold before 1700 but the scheme worked, putting the colony on stable, or, at the least, less unstable footing when compared to the other colonies. About half of the First Purchasers settled in the colony bringing with them the much-needed know-how and will to make the endeavor a success.

When PENN's charter was issued by CHARLES II, the lands west of the Delaware were treated by PENN as if it was virgin land that had yet to be gazed upon with human eyes but that was certainly not the reality. By 1680 there were about 500 residents of European birth or ancestry in what we call Pennsylvania. The English numbered about a hundred, Dutch another hundred or so and the Swedes about 250 with smaller numbers of Finns and Germans. The whole of the west bank of the river at Bristol was a single grant made by EDMUND ANDROS, Governor of the Dominions of New England to SAMUEL BLISS. About a dozen more were made by ANDROS by 1680 but the largest of these contained about 500 acres. PENN would have to take these hundred or so grants to Englishmen into account as he would the 400 other Europeans, some who had lived in the area for several decades already. Four settlements that were predominantly English had taken root at: Marcus Hook, Upland, Shakamaxon, and *below the Falls*, opposite Trenton.

Marcus Hook is now on the state's border with Delaware. Upland was a few miles north; it was renamed Chester and was known for its river pirate population in the 17th and 18th centuries. Upland was the largest settlement in PENN's colony and its Monthly Meeting predates PENN's charter by 6 years. Shakamaxon was the site of an early Lenni-Lenape village northeast of the town center. Today it is the area known as the River Wards and includes the Fishtown, Kensington, and Port Richmond neighborhoods. The most northern of the English settlements was, like its counterpart in West Jersey, known simply as *below y^e Falls* later becoming Morrisville. As the majority of the investors were, expectedly, English, the other nationalities were soon outnumbered. The majority of English settlers came from the urban middling class of artisans and entrepreneurs in the London and Bristol areas. Unlike New Jersey, it did not attract a large number of colonists from Rhode Island or New York at first as the Jersey Provinces had

done.¹²⁹ PENN's marketing was aimed at the wealthy and those were not to be found in great numbers in the colonies – at least not with disposable income.

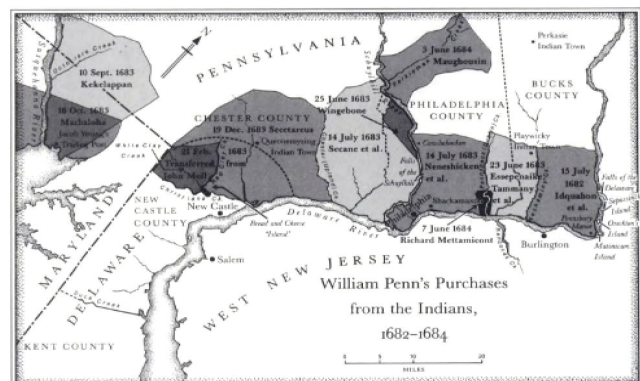
PENN capitulated to the demands of the wealthy investors. PENN modified the Concessions and gutted the provisions that granted judicial, legislative, financial, and economic power to anyone other than the large land holders because they repeatedly threatened to pull their money out.

Before the Europeans arrived, the Lenni-Lenape had lived here for over 13,000 years already. PENN bought up their lands, as every other proprietor did, with a variety of goods and wampum in at least 7 separate purchases between 1682 and 1684 and 4 more that confirmed the earlier purchases and added some acres as well in 1684 and 1685 (our ancestor had a minor role in one). These purchases did not proceed as smoothly as is often portrayed. The existence of the 4 confirmatory deeds attests to this fact. Whether Penn cheated the Sachems by not paying as promised, or the Sachems used extortion methods through threats of violence to get more or new residents were staking claims to land not purchased, the transactions did not always go smoothly. Penn exhibits a devious, unethical and practically amoral response to not getting his way. Telling the neighboring Sachems that this one was jeopardizing the whole deal and he might just have to cancel it if they couldn't bring him in line, they often pressured the one with the complaints to drop the issue. Even more telling was Penn's instructions to his deputy: if the Natives do not take care of the problem, *we will and must* administer punishment lest the colonists appear weak in the eyes of the Natives.¹³⁰ While not explicit on the specifics of the punishment, Penn was well aware that similar methods used had resulted in the head of the offending party being brought to the proprietor to prove the loyalty of the Natives.

PENN reserved thousands of acres for his family – 10% of the total acreage with no quitrents. The PENN family created over 60 separate manors for their lands while skillfully hiding the location and extent of their holdings for decades to come. The no quitrents posed a problem though; it was hundreds of thousands of acres the family collected no quitrents from. The family seems to have come up with some rather creative ways to compensate them for their loss – as if owning 10% of the colony wasn't enough! They were accused of *massaging* the figures for the largest of the landholders by slipping in some of the PENN family holdings into the *on the book* totals for the landholders. Which meant more money for the family ... shall we call it *PENN-MONEY*? More acres meant more acres to collect quitrents on. By 1776 the PENN family proprietary holdings, not including their extensive private holdings, was over 24 million acres!! By way of comparison, Indiana has just *under* 24 million acres.

But no one can deny that Penn's Holy Experiment was an astounding success. In 1682 and '83 alone 24 ships docked at Philadelphia bringing new residents. Estimates are that 7,200 people had arrived in Philadelphia by 1685, far outstripping Penn's first attempt to create a Quaker Colony – West Jersey. By 1700 while Penn's Province had 20,000 residents, West Jersey could boast of 3,500.

The following definitions are from the Pennsylvania State Archives. Those who invested in shares before WILLIAM PENN'S arrival in Pennsylvania in 1682 were called *First Purchasers*. The term *Original*



Purchasers encompasses this group together with a few late purchasers. Those who bought land from the Original Purchasers were called *Under Purchasers*. All others who bought land directly from the Proprietors were called *After Purchasers* or simply purchasers.

APPENDIX 2: PENNSYLVANIA LAND RECORD INDEX entries for WILLIAM FRAMPTON/*FRAMTON* and ELIZABETH *BASNET*. Also for JOHN *BURDALE*.

Entries and information in italics are from sources other than the above.

Patent Index – Book A

Date	Page	Patentee	Area	Warrantee	Name	Date of Warrant	County
12 June 1684	31	Frampton, William	1000	William Frampton	Elizabeth Lot	24 February 1681	Kent
12 June 1684	32	Frampton, William	City lot	Silas Crispin		17 March 1683	Phila
12 June 1684	32	Frampton, William	Two lots	William Frampton		17 March 1683	Phila
29 July 1684	33	Frampton, William	500	William Frampton		13 March 1684	Phila
29 July 1684	33	Frampton, William	1000	John Bricklow		21 February 1681	Kent
5 August 1684	34	Frampton, William	Lot on Delaware (Lease)	Wm. Penn		5 August 1684	Phila
1 June 1686	163	Frampton, William	1374	William Framton		5 February 1685	Kent

Deeds – Grantor Index 1683 - 1777

Date	Bk	No.	P	Grantor	Grantee	*DLA – Book D: Letters of Attorney
1683/1777	E	1	37	Crispin, Silas	Wm Frampton	
	E	1	74	Frampton, Wm	Jno Comtess	
	DLA*	4	64	Frampton, Wm	Thos Hart Rel	[Release]
	DLA	4	96	Frampton, Wm	Jno. Test Rel	[Release]
	DLA	4	108	Frampton, Wm	Jno. Jones	
	DLA	4	135	Frampton, Wm	F. Richardson	
	DLA	4	137	Frampton, Wm	F. Richardson Bond	[Bond]
	E7	10	7	Framton, Wm	Jos. Throckmorton	
	Vol. 5			539 Grantor T		
	E	1	365	Bowman, Thomas	Samuel Richardson	[5000 ac Cheltenham?]
	E	1	387	Richardson, Samuel	Pickering, Charles	
	E	1	389	Richardson, Samuel	Wm. Frampton	["mtg" written between these two entries]
	E	1	391	Richardson, Samuel	Thomas Bowman	
	E	1	398	Richardson, Samuel	Thomas Bowman	
	DLA	2	225	Bowman, Thomas	Samuel Richardson	[rel to 500ac Cheltenham?]
	Vol. 5			95 Grantor E		
	E	2	314	Basnet, Elizabeth	Robt. Skelton	

E	2	204	Basnet, Elizabeth	Edw. Shippen
A	1	28	Bowman, Wm	Thomas Bowman

Deeds – Grantee Index 1683 – 1809

Bk	No.	P	Grantee	Grantor	Notes
E	1	37	Frampton, William	Silas Crispin	
E	1	161	Frampton, William	C. Taylor	
E	1	389	Frampton, William	S[amuel] Richardson	<i>Deed dated 5 July 1686; 1500 acres</i> [▲]
I	11	221	Frampton, William	Thos. Gordon	[no reciprocal entry grantor]
D	23	140	Frampton, William	Warrant of Survey	LA Nov [Ltr of Attorney November]

[▲] 1,000 acres transferred to William Budd in payment of debt; claim of 500 acres inherited by son Thomas may be wrong.

Original Purchasers Register

Purchasers Name	Quantity	For Whom Granted	Quantity	Warrant	Letter	Number
Wm Frampton	500	himself	500	13 5 th mo. 1683	F	189 (or) 489

Old Rights, Philadelphia County

No.	Name of Purchase	Kind of Paper	Acres	Date of Warrant	Date of Survey	Survey Records Bk Vol Pg	Bk D-65 Page
788	Framton, William	Return	10		2 October 1684	D 65 263	525-526
789	Framton, William	Warrant	1500	13 January 1683		D 65 264	527-528
790	Framton, William	Warrant	Bank Lot	12 June 1684		D 65 265	529-530
791	Framton, William	Warrant	2 City Lots	17 January 1683		D 65 271	541-542
792	Framton, William	Warrant	City Lot	17 February 1683		D 65 272	543-544
94	Burdale, John	D Resurvey	500 ac	25 January 1701		D 66 129	

Book D-65

Page	Date (Action)	Description	Number	Survey pg
525	2 of 8br 1864 (surveyed)	Map of 10 acres		263
526		"The draught of Wm Framtons land cont 10 acres"	No. 788	
527	19 th 1 st mo. 1683 (Given)	Grant at William's request to take up 500 acres by ye Bristoll Friends Up Tekony. Wm. Penn		264
528	5 th of 5 th mo. 84 (Recorded) 15 th 5 th mo. 84 (Returned)	Wm Frampton's war ^t for 500 ^a Ent rd fol.22 ^d	Phila ex to T.F. Entered	789
529	2 nd 6 th mo. 1684 (Given)	Grant at William's request to take up Bank lot 42' x 250'. Wm. Penn		265
530	William Frampton's banck lott Delaware.	Entered Recorded	No. 790	
541	17 th 1 st mo. 1683 (Given)	Grant at William's request two City lotts for 500 acres running upon the swamp. Wm. Penn		271

542	24 ^{1st} mo. 83	Wm Frampton's at Delaware ex. 2 nd Street Exd 51 foot broad by 300 & 51 f more foot long Ex(ecuted) Entered Recorded Entered in fol 17 th	No. 791
543	17 th 1 st mo. 1683 (Given)	Grant at William's request in right of Silas Crispin for Front lott upon Delaware near the Blue Anchor containing 40 foot in breadth and running in length of the rest of the Front lotts.	272
544	24 th 1 st mo. 83 ex(ecuted)	Wm Frampton's City lott in the Front at Delaware Entered Recorded Returned <u>[blank]</u>	No. 792

APPENDIX 3: SPRINGETTSBURY MANOR

The *Mannor of Springetts Berry* was the first of many PENN manors and after he arrived in his colony all land he sold in Philadelphia County was *held of the manor of Springettsbury*. Basically that meant *Philadelphia County* and *Springettsbury Manor* were synonymous. This caused more than a little friction between PENN and his wealthiest land owners. While in England PENN stated that all land was held of his *manor of Windsor* and, of that place, much was known, including the terms by which PENN owned it, what he owed to the Crown for it initially and annually, what rights came with it, *et cetera*. This *Springettsbury* was an unknown entity and, it was feared that PENN could have done much harm to all who held lands from this unknown manor.

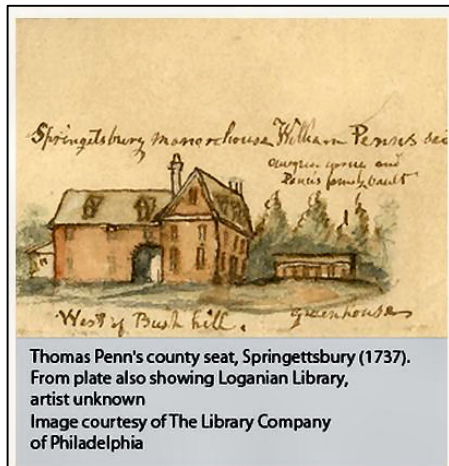


The truth is undoubtedly less insidious, probably being along the lines of the following: while *Windsor manor* applied to all three counties, *Springettsbury* was held of *Windsor* and was specific to Philadelphia County. Despite PENN being forced to state that what terms, conditions, and rents applied to *Windsor* also applied to *Springettsbury*, the damage was done and the trust was gone. This was the first of two manors to bear the surname of his first wife, GULIELMA MARIA SPRINGETT (1644 – 1696). Whether it was named for her or for their son, SPRINGETT PENN (c1674 – 1696) depends on the source consulted and if these manors were ever transferred to the family member or retained as part of the ever-increasing portfolio of PENN properties is not known. A second Springettsbury Manor was much larger, later, and better known was in York County and named after their grandson SPRINGETT PENN. The *Manor of Springettsbury* was the entity by which all property was held in tenure in Philadelphia County so the statement that the manor contained some 1840 acres in total may be inaccurate as the county now contains 91,520 square acres and that has been reduced since the creation of Montgomery County and Berks County reduced the size of Philadelphia County. PENN envisioned an outlying farm that provided

for the needs of the manor house. The farm became Pennsbury Manor in Bucks County and while WILLIAM never saw his grand manor house built, he did have a grand house, some called it a mansion, on Letitia Street in the city. He planted a vineyard overlooking the Schuylkill River in the area that became Lemon Hill.¹³¹

Eventually the Springettsbury Manor house was built on Callowhill Street between 20th and 21st Streets; the grounds stretched westward to the Schuylkill River. The manor house site is now occupied by City View condominiums and nearby is the Barnes Foundation Museum while the grounds to the Schuylkill are taken up by the Franklin Parkway and the Philadelphia Museum of Art.¹³² It was built in the 1730s by THOMAS PENN, eldest son of WILLIAM and his second wife HANNAH CALLOWHILL.

ALEXANDER HAMILTON'S created Bush Hill estate on purchased land and the part of the manor he received as payment for legal fees, including William Penn's Will and Testament, by the PENN family. HAMILTON'S mansion was on the south side of Spring Garden Street near 18th where the Third Philadelphia Mint Building, now occupied by the Community College of Philadelphia, was located.¹³³



PENN'S personal life reads like a SHAKESPEAREAN tragedy. He married GULIELMA MARIA SPRINGETT around 1670 when they both were 26. They had three sons and five daughters with two of the latter dying as a newborn – MARIA MARGARET in 1674 and an unnamed daughter in 1682 infancy. Their eldest daughter GULIELMA MARIA PENN was born in 1671/2 but died before her 14th birthday; her namesake, a second GULIELMA MARIA PENN was born in 1685 but had her short life end in 1689; their eldest son SPRINGETT PENN was born 1674/5 but died just after reaching his 20s; their only daughter to live into adulthood was LETITIA PENN (1678 – 1746) marrying WILLIAM AUBREY; their second son WILLIAM "JUNIOR" did reach

adulthood but accumulated so many gambling debts that he was forced to sell the provincial *Manor of Williamstadt* in 1708 that his parents gifted him with during the 1680s. The senior PENN'S first wife GULIELMA died in 1696 as did his eldest son SPRINGETT. Two years later he took a second and much younger wife; HANNAH MARGARET CALLOWHILL was just 25 when the 52-year-old PENN married her in 1698. They had 9 children with only 4 reaching the age of 20 – three sons JOHN, THOMAS, and RICHARD, and a daughter MARGARET. His financial situation was disastrous – he poured £30,000 into the Province with little to show for it; the revenues from his Irish estate had been embezzled by his financial advisor PHILIP FORD whose widow tried to gain title to the province in Court after FORD died in 1702 which landed PENN in debtor's prison for a time. CHARLES JONES, JUNIOR, the man whose company WILLIAM FRAMPTON was an agent for and also the father-in-law of PENN'S son WILLIAM, died between 1704 and 1706 and PENN was named as one of the executors for his estate.¹³⁴ He and his son WILLIAM leased the entire province, except Pennsbury Manor, to the Society of Friends at the Quakers Friars Meeting House for one year beginning 6 October 1708. They mortgaged it the following day to several men in London and Bristol. THOMAS CALLOWHILL, probably a relative of HANNAH, is named as one of the lessors and CHARLES JONES is one of the named mortgage holders but this was not the same person who owned the mercantile business as he had died between 1704 and 1706.¹³⁵ PENN

died, ironically, penniless in 1718 while under house-arrest stemming from the FORD lawsuit. In his Will, he left almost all to his eldest son WILLIAM *JUNIOR* despite his proven shortcomings: he was always in debt despite receiving huge sums of money and hundreds of acres of land from his parents; he was a deadbeat Dad and absent husband; and he had no business acumen. PENN had named his widow HANNAH as executrix and this did not sit well with JUNIOR and at some point his father-in-law CHARLES JONES, JUNIOR (and former business partner of his father) acted as executor as well. Understandably, she did not want the wastrel son WILLIAM from the first marriage to continue to wreak havoc on his father's finances after his death and damage the future of her own family. *JUNIOR'S* inheritance included the land his mother and her family owned, the ADMIRAL'S Shanagarry estate in County Cork, Ireland, several properties in England, and most of the provincial lands, except 40,000 acres which he left to his widow HANNAH and his second family. *JUNIOR* tried to invalidate the Will in Court and thereby completely disinherit HANNAH and his father's second family. While the litigation proceeded, *JUNIOR* and HANNAH acted jointly as Proprietors until his death in 1720. He was followed by his son SPRINGETT who had testified that his grandfather was mentally incompetent when he wrote the Will. The joint proprietorship with HANNAH ended with her death in 1726 after which her claim was picked up by her three sons. SPRINGETT PENN had the second *Manor of Springettsbury* erected for himself near York, Pennsylvania. PENN'S Will was declared valid and enforceable by the Court in 1727, thus technically defeating the challenge. This was followed by years of negotiations between the grandson SPRINGETT PENN and HANNAH'S four children by PENN. Before the negotiations were concluded SPRINGETT died and PENN'S second family ended up inheriting her husband's Pennsylvania estate with the three sons becoming the proprietors of Pennsylvania. They not only abandoned their Quaker faith, they attempted to place restrictions on it and Roman Catholicism; they increased their dominance over all matters through restriction of the rights allowed to the Assembly. They did not support the move for independence in the colonies but all 3 died before the start of the Revolutionary War. Of the three sons JOHN *the American* died in 1746 having never married and having no children; RICHARD had two sons who were the last of the colonial Governors – JOHN *the Governor* and RICHARD PENN JUNIOR; and THOMAS had at least two surviving sons, the eldest also named JOHN *the Englishman*, who inherited a 75% ownership of the province; and GRANVILLE PENN (1761 – 1844) who inherited nothing of the province under the laws of primogeniture. Their cousin JOHN *the Governor* owned the remaining 25%. The unassigned lands of Pennsylvania amounted to over 24 million acres when the War of Independence came (Delaware has 1.6 million acres); these lands were confiscated by the new government though the JOHN'S received a substantial payout from both the US and English governments for their loss. Additionally they got to keep the manors that they had inherited or created. JOHN, *the Governor* lived and died in Lansdowne, Pennsylvania. JOHN *the Englishman* returned to England five years after the War became a Member of Parliament and the Governor of the Isle of Portland where he built Pennsylvania Castle; his brother GRANVILLE succeeded him to the titles and positions. An advocate for animals, he was instrumental in creating the London Veterinary School.

Over three centuries later and WILLIAM PENN watches over the City of Brotherly Love, the only city known to have honored its singular founder with this kind of honor.



William Penn, by y^e Providence of God and y^e King's Authority, Proprietary & Governor of y^e Province of Pensilvania & y^e territories thereunto belonging:

To all to whom these presents shall come, sendeth Greeting.

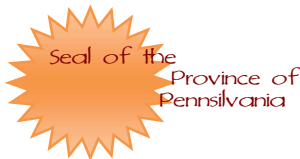
Whereas William Frampton hath requested me to grant him a piece of land upon & before y^e bank of Delaware River joining upon y^e Front street and to run into the river in order to erect a wharf or Key, & to build houses thereon for y^e better Improvement of y^e place as well as for his own particular profit.

Know y^e that out of y^e speciall regard, I have to y^e said William Frampton for y^e good affection, he hath for the Interest & Prosperity of this Province & y^e great pains and charge, he hath been & is like to be at, for y^e improvement of y^e same I have given, granted, and confirmed & by these presents for me my heirs & successors doe give grant & confirm unto y^e said William Frampton, his heirs & successors, a Peece or parcel of land, in breadth Forty-two foot fronting his own lot, beginning about twenty foot from y^e edge of y^e Banks, upon y^e bounds of y^e front Street, sixty foot distant from y^e bounds of his own and from thence extending in length out into y^e river, two hundred & Fifty foot, & no further to *have, hold & Enjoy* y^e same to y^e only use & behoof of y^e said William Frampton, his heirs and assigns for y^e space of forty one Years, yielding & paying therefore four shillings yearly, Current money of this province & at y^e expiration of y^e said term of Forty one Years, y^e yearly value of y^e said Land with its buildings & all its improvements shall be reasonably valued and appraised & by two men mutually chosen, one third part of which valuation & appraisment y^e said William Frampton his heirs and assigns shall for ever after pay to me, my heirs. & successors at or upon y^e first

day of y^e first month in every year to such person or persons as shall be from time to time appointed for that purpose *to be holden* for ever for me, my heirs & successors, Proprietaries of y^e province of Pensilvania and y^e territories, thereunto belonging as of our Manor of Springetts Berry, in y^e County aforesaid in free & common socage, by fealty onely in Lieu of all services. I do also give and grant of y^e Keys or wharfs, already built or to be built upon y^e said land to be lawful keys or wharfs, for ever for landings & shipping all Goods & merchandizes, giving and granting to y^e said W^m Frampton, his heirs and assigns, full authority and power to contract and agree with and to receive reasonable satisfaction from all persons making use of y^e same by shipping or landing of goods, and merchandizes and by ships, boats & vessels, coming to Lying by & making use of y^e same, Provided always that y^e William Frampton, his heirs & assigns, doo & shall in convenient time leave & make a sufficient cartway under and along, by y^e front of y^e said bank thirty foot wide for y^e common use of all persons in y^e day time, and also to make and erect convenient stairs or other access from y^e water to y^e said wharf & from y^e said wharf to y^e street by y^e name of lower wharf, & to keep them in repair to be for y^e common use of all persons for ever Provided also that y^e said William Frampton his heirs & assigns do not erect or raise any buildings above four foot above y^e top of y^e said bank unless hereafter, any person shall have liberty or priviledge to build higher & then & in such case y^e said William Frampton his heirs and assigns Shall have equal priviledges with any other person or persons hereafter building in and upon y^e said bank and if it should happen that part or all of y^e said buildings shall be destroyed by inundation, fire or other act of Providence after y^e said valuation and appraisement then and in such case I do grant that y^e said William Frampton his heirs and assigns shall be proportionately considered.

In Witness whereof I have caused these my litters to be made patents. Witness, myself at Philadelphia this fifth day of y^e sixth month, one thousand six hundred and Eighty-fourth; being y^e thirty sixth year of y^e kings reign and y^e fourth of my government.

W^m Penn



Endnotes

¹ J.S. Wrightnour, The Wright Family (1916) Chapters 1 – 12, pp. 1 – 71 are to be considered as the citation for all facts not referenced to another source in this work. The confirmation of the reliability of this work is from: "Frampton Family" at http://www.mccullough.nl/frampton_family.htm which is more fully referenced in a subsequent endnote.

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- ² James Fairbairn, Fairbairn's book of crests of the families of Great Britain and Ireland (Jack: London; 1905) p. 212; Bernard Burke, The General Armory of England, Scotland, Ireland and Wales, Comprising a Registry of Armorial Bearings from the Earliest to the Present Time (Harrison: London; 1884) p. 374; John Papworth *et al.* An alphabetical dictionary of coats of arms belonging to families in Great Britain and Ireland (Richards: London; 1874) pp. 25, 43, 203, 226, 597. Digital: Archive.org.
- ³ Linda Spence, "Ancestors of John Harry Spence" Generation No. 10: 970. John Borradaile and 971. Elizabeth Potter; <https://www.genealogy.com/ftm/s/p/e/Linda-Spence-/GENE4-0011.htm>
- ⁴ Diane Gould Hall "Friday Finds ~ Marriage of William Frampton & Elizabeth Potter – 1680" Michigan Family Trails, 7 October 2017; <http://www.michiganfamilytrails.com/2016/10/friday-finds-marriage-of-william.html> (retrieved 13 January 2019)
- ⁵ Brian A. Smith. The Most Remarkable Lives of Jan Jansen and his son Anthony (Orlando, FL; self-published; 2013) p. 114. Digital version available at Archive.org.
- ⁶ *Pennsylvania Magazine of History and Biography* (18, p. 420n) 1894 supposedly states he was entered as a Freeman on 1 October 1683.
- ⁷ Henry Graham Ashmead and Austin N. Hungerford. History of Delaware County, Pennsylvania. (Philadelphia: L.H.Everts & Co; 1884) p. 20n. References Firthey and Cope. History of Chester County, p.20 which references Hazard's Register, vol. I, pp. 429 – 430, vol. ii, p.27. Available at Archive.org.
- ⁸ Pennsylvania Patent Index for Book A, pp. 31, 33; Pennsylvania Land Record Index; www.phmc.state.pa.us.
- ⁹ Query "Frampton, Jones and Bowyer Families" under Help/Bristol, Ray's Miscellany; <http://www.brisray.com/bristol/help2.htm>
- ¹⁰ Hall of Records, New York City, Deeds, Book 13, pp. 42, 44 (in 1916).
- ¹¹ Pennsylvania Patent Index for Book A, p. 163; Pennsylvania Land Record Index; www.phmc.state.pa.us.
- ¹² John B. Linn and William H. Egle (eds). Pennsylvania Archives, 2, 7:186. (Harrisburg, PA: Secretary of State; 1878). Digital copy at HathiTrust.org.
- ¹³ Henry C. Conrad. History of the State of Delaware Volume 2 (Wilmington, Delaware, self-published; 1908), p.661. Available at Archive.org.
- ¹⁴ Delaware, Land Records, 1677–1947. Recorder of Deeds, Kent County, RG 3555, Subgroup 000, Series 021. Delaware Public Archives, Dover, Delaware, Book __, pp. 79 – 80. recorded 21 April 1685; Henry C. Conrad. History of the State of Delaware. Volume 1 (Wilmington, DE, by author; 1908) pp. 275 – 276 and Volume 2 (Wilmington, DE, by author; 1908) pp. 615, 661. Available on Archive.org.
- ¹⁵ Delaware, Land Records, 1677–1947. Recorder of Deeds, Kent County, RG 3555, Subgroup 000, Series 021. Delaware Public Archives, Dover, Delaware, Book __, pp. 116b – 118, recorded 24 February 1689; and Kent County Roll Office, Book C, volume 3, folio 19.
- ¹⁶ "A Brief History of Cheltenham" Historic la Mott website; <https://historic-lamott-pa.com/?s=A+Brief+History>, © 2017 Chambres and Associates; accessed 21 January 2019. See also Donald Scott, Sr. "Early Founders, Homesteads, Churches, Farms, and Mills" in Remembering Cheltenham Township (Arcadia Publishing; 2009)
- ¹⁷ Hannah Benner Roach, "The Planting of Philadelphia, A Seventeenth-Century Real-Estate Development, Part 2," *Pennsylvania Magazine of History and Biography* (92, 2:148) Apr 1968. Digital version available through Penn State University at <https://psu.edu>.
- ¹⁸ Old Rights, Philadelphia County, p. 789; Philadelphia County Deeds, Book D-56, pp. 527 – 528; Philadelphia County Patents, Index, Book A, p. 33; all at Pennsylvania Land Record Index; www.phmc.state.pa.us.
- ¹⁹ William H. Egle (ed). Pennsylvania Archives, 3, 2:705. (Harrisburg, PA: Secretary of State; 1894). Digital copy at HathiTrust.org; J. Thomas Scharf and Thompson Wescott. History of Philadelphia 1609 – 1884 in Three Volumes (Philadelphia: L.H. Everts & Co; 1884) p. 119. Digital copy at Archive.org.
- ²⁰ John Reed. Explanation of Reed's Map of the City and Liberties. (Reprint of 1774 original, Philadelphia, PA: Charles L. Warner; 1870). Digital copy at HathiTrust.org; William Henry Egle (ed). Draughts of the Proprietary Manors in the Province of Pennsylvania. (Harrisburg, PA. (1895). Digital copy at HathiTrust.org.

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- ²¹ West Jersey Colonial Conveyances, Deeds, Book AAA, pp. 435, 436, 437. For unknown reasons, this deed is not posted in the online database of colonial land transfers in New Jersey.
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